



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Virtual Meeting
Tuesday, March 29, 2022 at 7:00 PM

This meeting will be held online via Zoom; please contact planning@orccity.org for the meeting link. The meeting is virtual only due to staffing constraints this month.

CALL TO ORDER

PUBLIC COMMENT

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

PUBLIC HEARING

1. GLUA-22-00004 and HR 22-0001: Historic Review for modification of HRB decision HR-20-04

OTHER BUSINESS

2. PG 22-02, 22-03, and 22-04: Preservation Grant request for wood window repair at 404 Washington Street
3. Design Advice for addition to non-designated structure at 117 High Street.
4. April 27, 2021 HRB Draft Minutes
5. May 25, 2021 HRB Draft Minutes

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

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

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

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

ADA NOTICE

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

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

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



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 3/29/2022

SUBJECT:

GLUA-22-00004 and HR 22-0001: Historic Review for modification of HRB decision HR-20-04.

STAFF RECOMMENDATION:

Staff recommends that the HRB provide direction to the applicant regarding any additional information needed for review, or provide denial findings for staff to return with written findings for adoption. In either case, a continuance to April 26, 2022 is needed.

EXECUTIVE SUMMARY:

In 2020, the HRB approved a single family home and detached garage on a 10,000 square foot lot on 4th Avenue in the Canemah National Register District. The applicant has returned with a modification to relocate the detached garage and revise the tree preservation plan. The detached garage approved in HRB decision HR 20-04 to be located in the back corner of the site is now proposed to be moved closer to 4th Avenue, located next to the house, instead of being placed behind the house.

The visibility of the garage will be increased from 4th Avenue, and an oak tree that is located next to the house will also be impacted to the extent that the applicant is proposing to remove it. In HR 20-04, the HRB included a condition of approval to require special care for tree preservation on site through arborist involvement, given that the applicant proposed to remove most of the large mature trees on site. The condition required that "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." The applicant has proposed that three additional trees should be removed.

The applicant is attempting to limit grading and excavation on site, and as a result, the exposed foundation of the garage facing 4th Avenue is approximately 6 feet in height. The design guidelines for New Construction contain a provision regarding foundations – under "Not allowed:" – "Tall or expansive areas of exposed foundations." The 6 feet of exposed foundation is significant, especially when sited next to the home, which itself

has a lower level that is greatly exposed. On the other hand, the HRB may find that the foundation exposure is acceptable because it is set back 48 feet from the property line and vegetative mitigation may be possible to reduce the visual impacts.

The applicant proposes this change to limit disturbance and excavation within the steep slope area of the site. However, it is not clear that overall disturbance will be adequately reduced with this plan, since the driveway pavement is significant. It appears that there may be other placement options or layouts that would better meet historic design guidelines as well as accomplish a reduction in the overall disturbance of the site.

The previously approved plan that placed the garage in the back corner of the lot included less driveway pavement, more opportunity for tree preservation, and greater garage setback from the street, along with less foundation exposure. The new plan has a greater impact on the vegetation on the property, and the exposed foundation of the garage is not as consistent with the design guidelines. Therefore, staff recommends denial of the proposal, or, approval with conditions to mitigate the impacts. Whether mitigation is possible is not clear at this stage, so staff recommends that the HRB provide some direction on additional information or changes that may be helpful for review at a continued hearing.

Answers to the following questions may be helpful in the Board's review:

- If the construction activities were kept away from the oak tree, what would be its likelihood of survival? What actions could be taken to preserve some of the trees that are currently at risk from ivy and from construction?
- Are there alternative layouts or reductions in driveway footprint that could be considered to reduce the disturbance while maintaining the previously approved location of the garage?

BACKGROUND:

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

OPTIONS:

1. Continue the hearing to April 26, 2022 and provide direction to the applicant on additional information needed. Record stays open.
2. Deny the proposal, close the record and continue to April 26, 2022 to adopt final findings.
3. Approve the proposal with conditions, close the record and continue to April 26, 2022 to adopt final findings.



**Historic Review
Staff Report and Recommendation
March 22, 2022**

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-22-00004 and HR 22-0001: Historic Review

HEARING DATE: April 28, 2020
Virtual Meeting

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

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

REQUEST: Historic Review for a revision to the location of the detached garage and tree mitigation plan for a an approved (GLUA-20-00007: HR 20-04) single family home and detached garage in the Canemah National Register District.

RECOMMENDATION: Staff recommends that the HRB provide direction to the applicant regarding any additional information needed for review, or provide denial findings for staff to return with written findings for adoption. In either case, a continuance to April 26, 2022 is needed.

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.

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.

In 2020, the HRB approved a single family home and detached garage on the site through HR-20-04.



Aerial photo and topography (2ft contours)



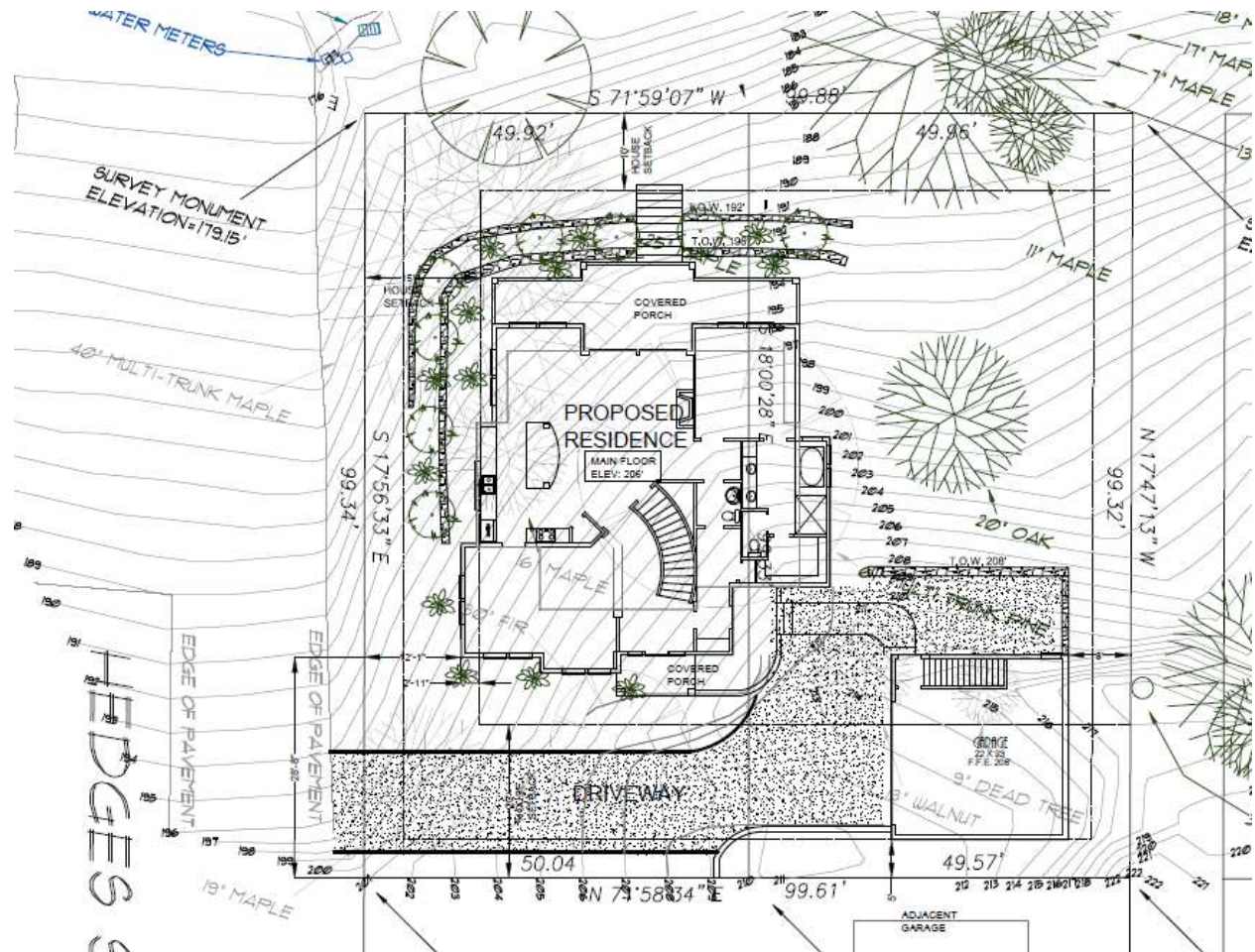
Vicinity Map



Existing Conditions

HR 20-04

APPLICANT'S APPROVED SITE PLAN (2020)



Site Plan (Revised – March 2020 Plans)



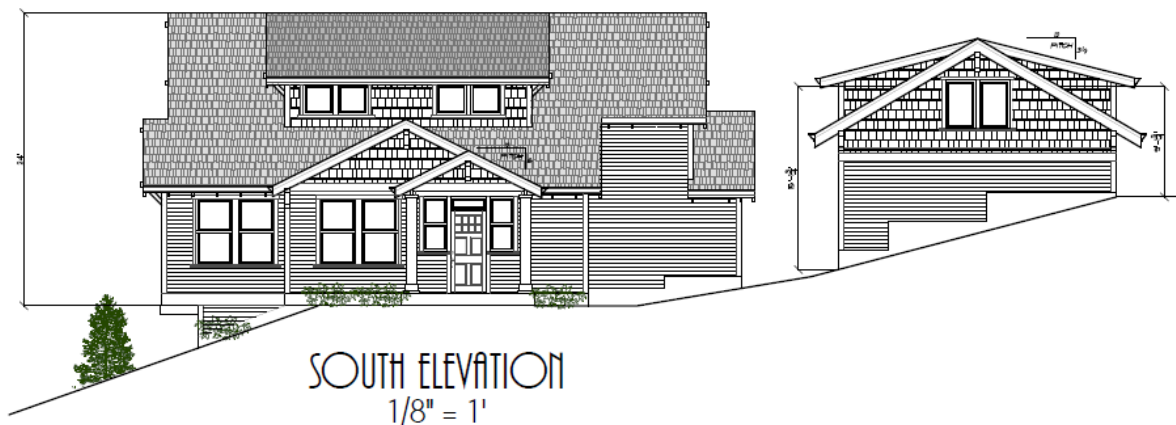
Site Line diagram (original application plans – January 2020)



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:

“During the last two years (since our Historic Approval in May 2020) we have been working with the city and had multiple geo engineers at the city involved with our project working through their recommendations on how they need to see this development to have it approved. Their goal was to limit

soil disturbance and minimize excavation to ensure the ground remains stable. During the review process their conclusion and the request was to move the detached garage to be along side of the house and keep it at this elevation in order to meet Geologic Hazard code for maximum amount of disturbance allowed. This request meets Bungalow characteristic for garages to be detached and along side of the house.

With our Historic board application approval in May 2020, 7 trees were identified to be outside of the envelop of construction and, therefore, were called out for preservation. However, upon closer examination of the health of trees by an arborist, revisions to tree preservation plan are requested. Three of the trees were identified as doubtful for surviving construction and, therefore, are proposed to be removed.

Those are:

- 1) 37' Pine located, about 15 inches in diameter, on the corner of 4th and Hedges (NW corner).*
- 2) Alongside the 4th (South) 41' Multi-trunk Maple.*
- 3) 20' Oak towards the middle of the lot, near proposed garage.*

Four trees are being recommended for preserving as part of new proposed plan.

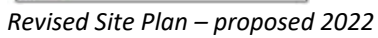
Those are:

- 1) 18' Maple*
- 2) 17' Maple*
- 3) 7' Maple*
- 4) 13' Maple*

New plantings alongside the foundation of the garage will help reduce the massing of the garage in the district."

The conditions of approval from HR-20-04 pertaining to tree removal and mitigation included the following:

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 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.
11. 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.





Revised east elevation

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:

No public comments were received prior to publication of the staff report.

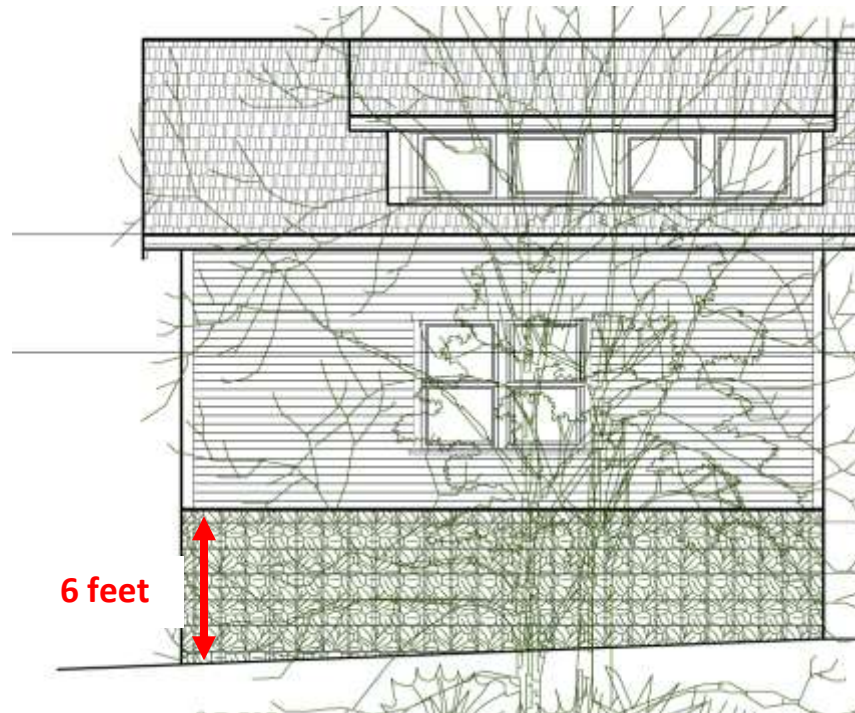
Staff Analysis:

The detached garage approved in HRB decision HR 20-04 to be located in the back corner of the site is now proposed to be moved closer to 4th Avenue, located next to the house, instead of being placed behind the house. The visibility of the garage will be increased from 4th Avenue, and an oak tree that is located next to the house will also be impacted to the extent that the applicant is proposing to remove it. In HR 20-04, the HRB included a condition of approval to require special care for tree preservation on site through arborist involvement, given that the applicant proposed to remove most of the large mature trees on site. The condition required that "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."

The applicant has indicated with the revised plans that the oak would be removed, along with a few other trees.

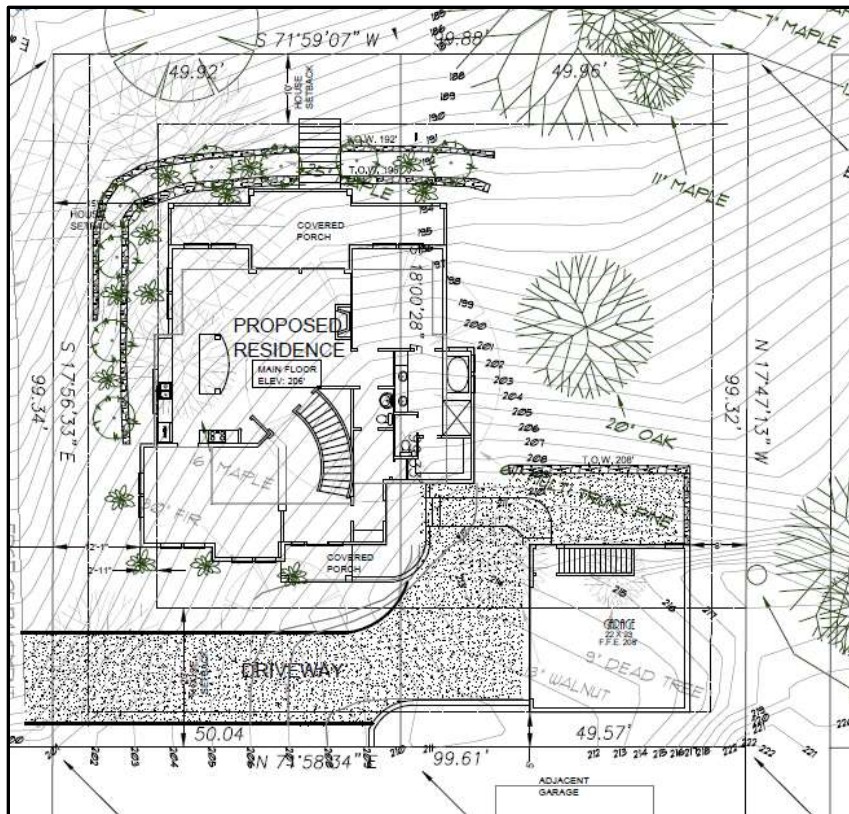
It is not clear what the prognosis would be for these trees if the construction footprint were pulled back to the original plans. The oak, if preserved, would greatly help with screening of the structures from 4th Avenue.

The applicant is attempting to limit grading and excavation on site, and as a result, the exposed foundation of the garage facing 4th Avenue is approximately 6 feet in height. The height of the garage is less than that of the house, but it is a 2-story structure. The garage is about 25 feet wide, and will be set back about 48 feet from the property line. The house is set back about 24 feet from the property line and is 37 feet wide, with the main floor elevation at 210 feet. The garage floor plate is proposed at 212 feet.



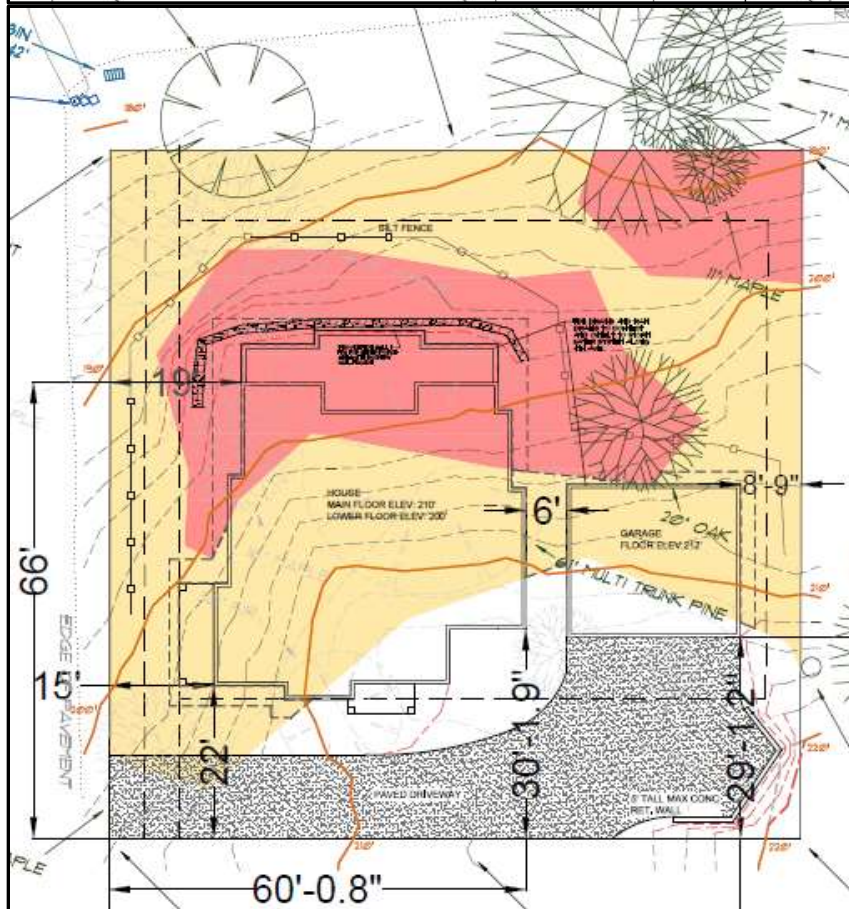
The design guidelines for New Construction contain a provision regarding foundations – under “Not allowed:” – “Tall or expansive areas of exposed foundations.” The 6 feet of exposed foundation is significant, especially when sited next to the home, which itself has a lower level that is greatly exposed. On the other hand, the HRB may find that the foundation exposure is acceptable because it is set back 48 feet from the property line and vegetative mitigation may be possible to reduce the visual impacts.

The applicant proposes this change to limit disturbance and excavation within the steep slope area of the site. However, it is not clear that overall disturbance will be adequately reduced with this plan, since the driveway pavement is significant. It appears that there may be other placement options or layouts that would better meet historic design guidelines as well as accomplish a reduction in the overall disturbance of the site.



Approved site plan

2020



Proposed revision

2022

The previously approved plan that placed the garage in the back corner of the lot included less driveway pavement, more opportunity for tree preservation, and greater garage setback from the street, along with less foundation exposure. The new plan has a greater impact on the vegetation on the property, and the exposed foundation of the garage is not as consistent with the design guidelines. Therefore, staff recommends denial of the proposal, or, approval with conditions to mitigate the impacts. Whether mitigation is possible is not clear at this stage, so staff recommends that the HRB provide some direction on additional information or changes that may be helpful for review at a continued hearing.

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 .

The applicant proposes to adjust the location of a detached garage, moving it closer to the proposed house and to 4th Avenue. Additional tree removal, beyond what was previously approved, is also proposed. 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.

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 character of the Canemah district is one of mature trees and sites with limited ground disturbance. The applicant proposes to remove almost all trees on the site in order to have an oversized garage and ample driveway space to allow for vehicular circulation. 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 character of the Canemah district is one of mature trees and sites with limited ground disturbance. The applicant proposes to remove almost all trees on the site in order to have an oversized garage and ample driveway space to allow for vehicular circulation. 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 applicant is attempting to limit grading and excavation on site, and as a result, the exposed foundation of the garage facing 4th Avenue is a approximately 6 feet in height. The height of the garage is less than that of the house, but it is a 2-story structure. The garage is about 25 feet wide, and will be set back about 48 feet from the property line. The house is set back about 24 feet from the property line and is 37 feet wide, with the main floor elevation at 210 feet. The garage floor plate is proposed at 212 feet.

The design guidelines for New Construction contain a provision regarding foundations – under “Not allowed:” – “Tall or expansive areas of exposed foundations.” The 6 feet of exposed foundation is significant, especially when sited next to the home, which itself has a lower level that is greatly exposed. On the other hand, the HRB may find that the foundation exposure is acceptable because it is set back 48 feet from the property line and vegetative mitigation may be possible to reduce the visual impacts.

The applicant proposes this change to limit disturbance and excavation within the steep slope area of the site. However, it is not clear that overall disturbance will be adequately reduced with this plan, since

the driveway pavement is significant. It appears that there may be other placement options or layouts that would better meet historic design guidelines as well as accomplish a reduction in the overall disturbance of the site.

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: Not applicable. The proposed style was already approved by the HRB. This application only pertains to the location of the garage structure and the proposed tree removal on site.

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: Does not comply.

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.

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.

The applicant is attempting to limit grading and excavation on site, and as a result, moving the garage closer to the 4th Avenue right-of-way. The exposed foundation of the garage facing 4th Avenue is a approximately 6 feet in height. The height of the garage is less than that of the house, but it is a 2-story structure. The garage is about 25 feet wide, and will be set back about 48 feet from the property line. The house is set back about 24 feet from the property line and is 37 feet wide, with the main floor elevation at 210 feet. The garage floor plate is proposed at 212 feet.

The design guidelines for New Construction contain a provision regarding foundations – under “Not allowed:” – “Tall or expansive areas of exposed foundations.” The 6 feet of exposed foundation is significant, especially when sited next to the home, which itself has a lower level that is greatly exposed. On the other hand, the HRB may find that the foundation exposure is acceptable because it is set back 48 feet from the property line and vegetative mitigation may be possible to reduce the visual impacts.

TREE REMOVAL:

Significant tree removal is proposed.

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. It appears that all the trees on the lot will be removed, with only a few trees in the right-of-way preserved. While many of the trees do have English Ivy growing on them, it is not clear what the current health and status of the trees are, and whether they would be able to recover if the ivy were removed and the trees were protected during construction.

In 2020, the HRB included a condition of approval to require special care for tree preservation on site through arborist involvement, given that the applicant proposed to remove most of the large mature trees on site. The condition required that “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.”

The applicant has indicated with the revised plans that the oak would be removed, along with a few other trees. It is not clear what the prognosis would be for these trees if the construction footprint were pulled back to the original plans. The oak, if preserved, would greatly help with screening of the structures from 4th Avenue.

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. The applicant is attempting to limit grading and excavation on site, and as a result, moving the garage closer to the 4th Avenue right-of-way. The exposed foundation of the garage facing 4th Avenue is a approximately 6 feet in height. The height of the garage is less than that of the house, but it is a 2-story structure. The garage is about 25 feet wide, and will be set back about 48 feet from the property line. The house is set back about 24 feet from the property line and is 37 feet wide, with the main floor elevation at 210 feet. The garage floor plate is proposed at 212 feet.

The design guidelines for New Construction contain a provision regarding foundations – under “Not allowed:” – “Tall or expansive areas of exposed foundations.” The 6 feet of exposed foundation is significant, especially when sited next to the home, which itself has a lower level that is greatly exposed. On the other hand, the HRB may find that the foundation exposure is acceptable because it is set back 48 feet from the property line and vegetative mitigation may be possible to reduce the visual impacts.

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 as Proposed. The design composition of the garage has been approved. The façade that faces the public right-of-way is a different side of the building, due to the change in orientation. The design of the façade includes a shed dormer, and is simple in nature, designed appropriately for an accessory structure.

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 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 recommends deny of the proposal, or, approve it with conditions to mitigate the impacts. Whether mitigation is possible is not clear at this stage, so staff recommends that the HRB provide some direction on additional information or changes that may be helpful for review at a continued hearing. Answers to the following questions may be helpful in the Board's review:

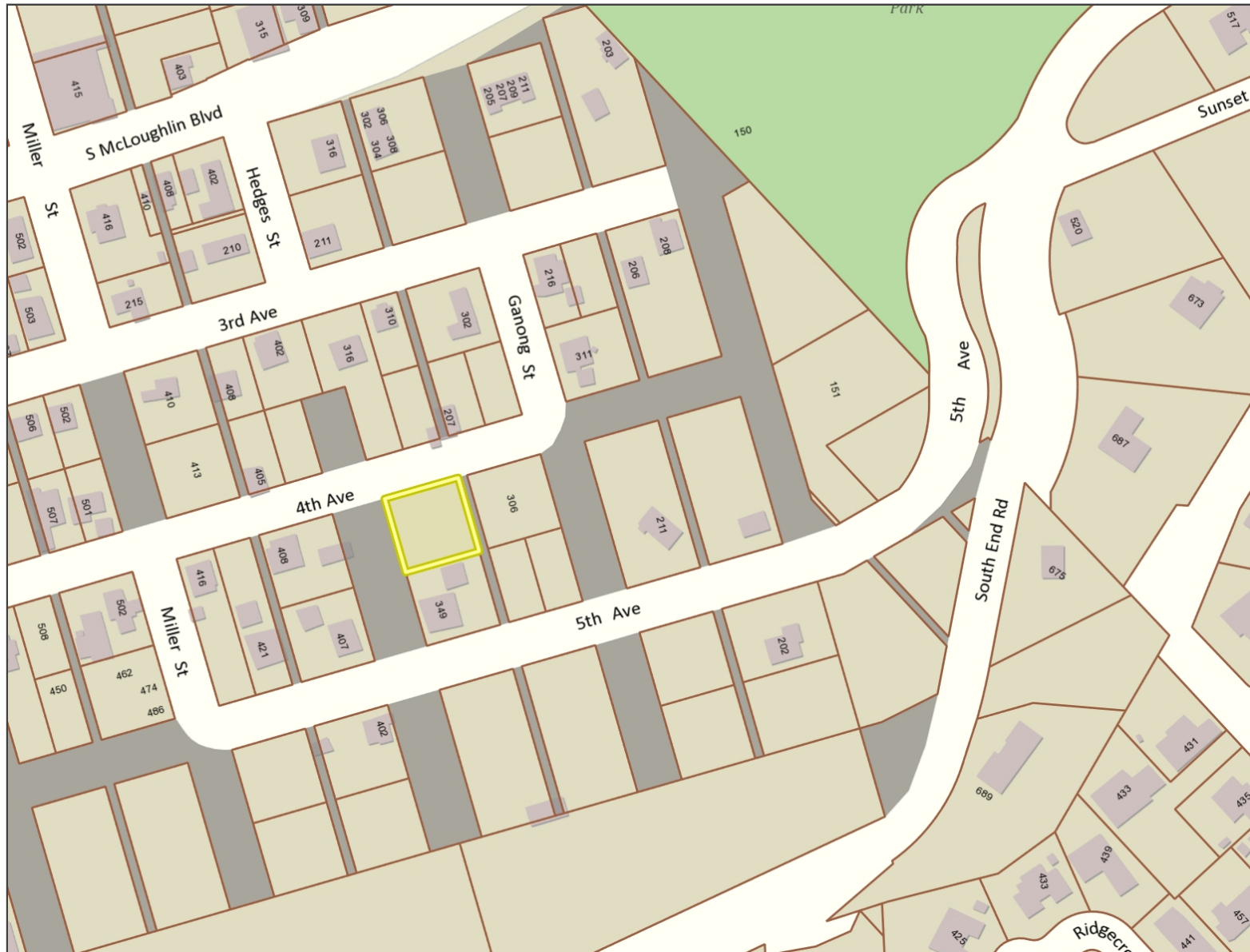
- If the construction activities were kept away from the oak tree, what would be its likelihood of survival? What actions could be taken to preserve some of the trees that are currently at risk from ivy and from construction?
- Are there alternative layouts or reductions in driveway footprint that could be considered to reduce the disturbance while maintaining the previously approved location of the garage?

Exhibits

1. Vicinity Map
2. Applicant Submittal
3. HR-20-04 Staff Report and Decision

HR 22-01 Revisions to HR 20-04

Item #1.



Legend

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

Notes

Overview Map

The overview map shows the city of Oregon City with a red square indicating the location of the main map area in the western part of the city.

0 200 400 Feet

1: 2,400



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.

Map created 3/8/2022

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.orecity.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): GLUA-22-00004/ HR-22-00001

Proposed Land Use or Activity: New single family dwelling on an existing lot in Canemah

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

Physical Address of Site: None - Undeveloped parcel

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

Applicant(s) Signature: Igor E. [Signature]

Applicant(s) Name Printed: Igor Ezersky Lyudmila (Mila) Ezersky Date: 02/28/2022

Mailing Address: 14891 Smithfield Dr Oregon City OR 97045

Phone: 360-607-7965 Fax: N/A Email: Ezersky.Igor@gmail.com
Property Owner(s):

Property Owner(s) Signature: Igor E. [Signature]

Property Owner(s) Name Printed: Igor & Lyudmila (Mila) Ezersky Date: 02/28/2022

Mailing Address: 14891 Smithfield Drive, Oregon City, OR 97045

Phone: 503-329-3572 Fax: N/A Email: lyudmila.Ezersky@gmail.com
Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

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

Date: March 7, 2022

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

- Relocation of the detached garage to comply with Geohazard Code
- Alternative mitigation approach requested for Tree Preservation

During the last two years (since our Historic Approval in May 2020) we have been working with the city and had multiple geo engineers at the city involved with our project working through their recommendations on how they need to see this development to have it approved. Their goal was to limit soil disturbance and minimize excavation to ensure the ground remains stable. During the review process their conclusion and the request was to move the detached garage to be along side of the house and keep it at this elevation in order to meet Geologic Hazard code for maximum amount of disturbance allowed. This request meets Bungalow characteristic for garages to be detached and along side of the house.

With our Historic board application approval in May 2020, 7 trees were identified to be outside of the envelop of construction and, therefore, were called out for preservation. However, upon closer examination of the health of trees by an arborist, revisions to tree preservation plan are requested. Three of the trees were identified as doubtful for surviving construction and, therefore, are proposed to be removed.

Those are:

- 1) 37' Pine located, about 15 inches in diameter, on the corner of 4th and Hedges (NW corner).
- 2) Alongside the 4th (South) 41' Multi-trunk Maple.
- 3) 20' Oak towards the middle of the lot, near proposed garage.

Four trees are being recommended for preserving as part of new proposed plan.

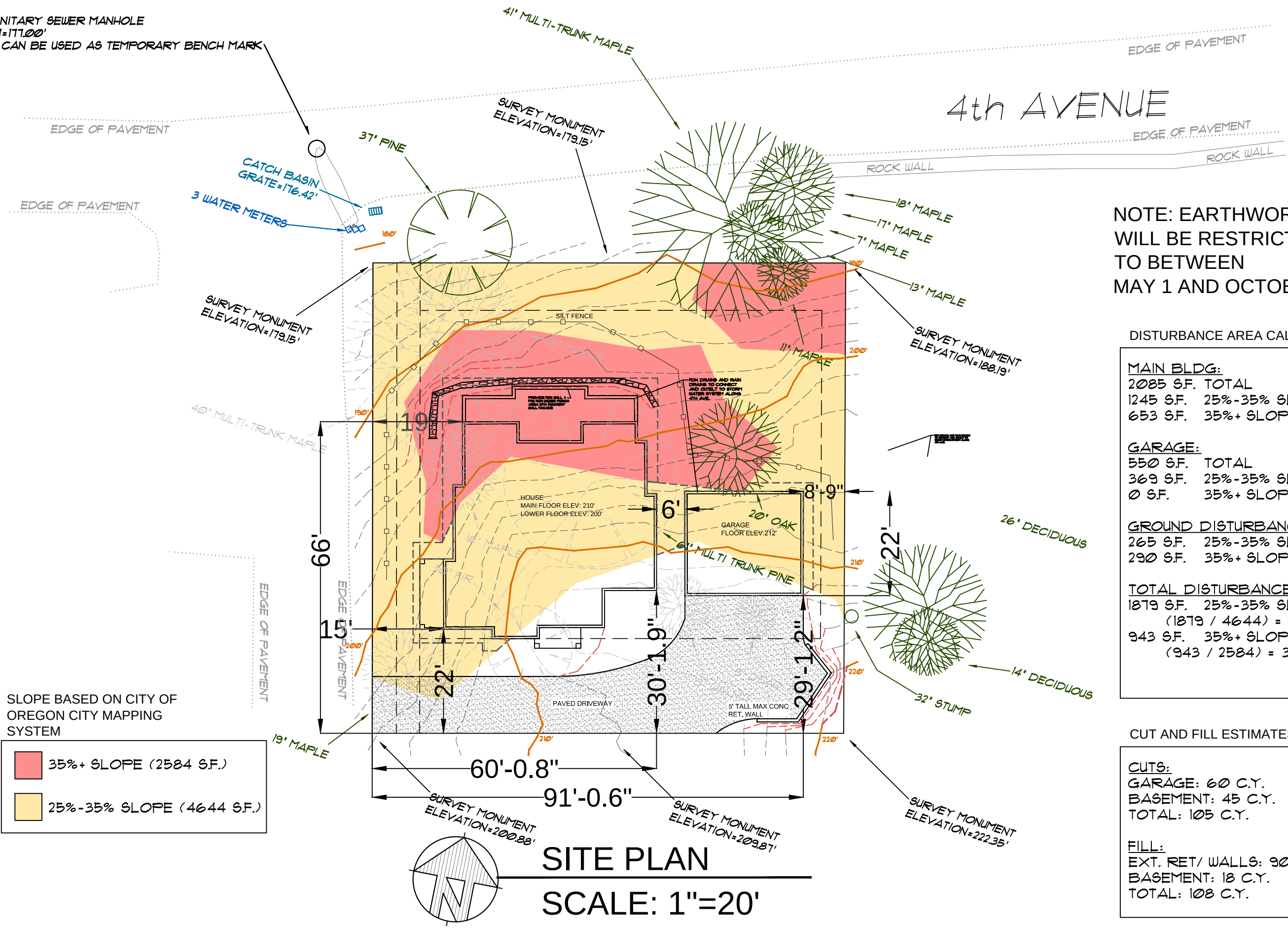
Those are:

- 1) 18' Maple
- 2) 17' Maple
- 3) 7' Maple
- 4) 13' Maple

New plantings alongside the foundation of the garage will help reduce the massing of the garage in the district.

Thank you,
Igor and Lyudmila Ezersky

SANITARY SEWER MANHOLE
RIM=177.00'
RIM CAN BE USED AS TEMPORARY BENCH MARK



NOTE: EARTHWORK
WILL BE RESTRICTED
TO BETWEEN
MAY 1 AND OCTOBER 31

DISTURBANCE AREA CALCS

MAIN BLDG:
2085 S.F. TOTAL
1245 S.F. 25%-35% SLOPE
653 S.F. 35%+ SLOPE

GARAGE:
550 S.F. TOTAL
369 S.F. 25%-35% SLOPE
0 S.F. 35%+ SLOPE

GROUND DISTURBANCE:
265 S.F. 25%-35% SLOPE
290 S.F. 35%+ SLOPE

TOTAL DISTURBANCE:
1879 S.F. 25%-35% SLOPE
(1879 / 4644) = 40.4%
943 S.F. 35%+ SLOPE
(943 / 2584) = 36.5%

SLOPE BASED ON CITY OF OREGON CITY MAPPING SYSTEM

	35%+ SLOPE (2584 S.F.)
	25%-35% SLOPE (4644 S.F.)

CUT AND FILL ESTIMATES

CUTS:
GARAGE: 60 C.Y.
BASEMENT: 45 C.Y.
TOTAL: 105 C.Y.

FILL:
EXT. RET/ WALLS: 90 C.Y.
BASEMENT: 18 C.Y.
TOTAL: 108 C.Y.

SITE PLAN
SCALE: 1"=20'



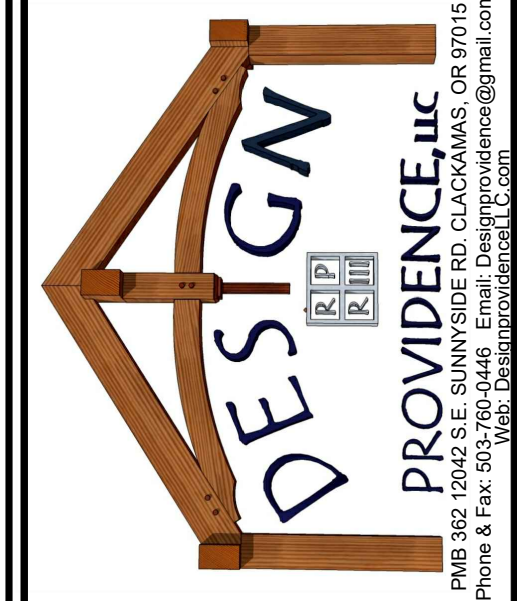
SOUTH ELEVATION



WEST ELEVATION

SOUTH PROPERTY LINE

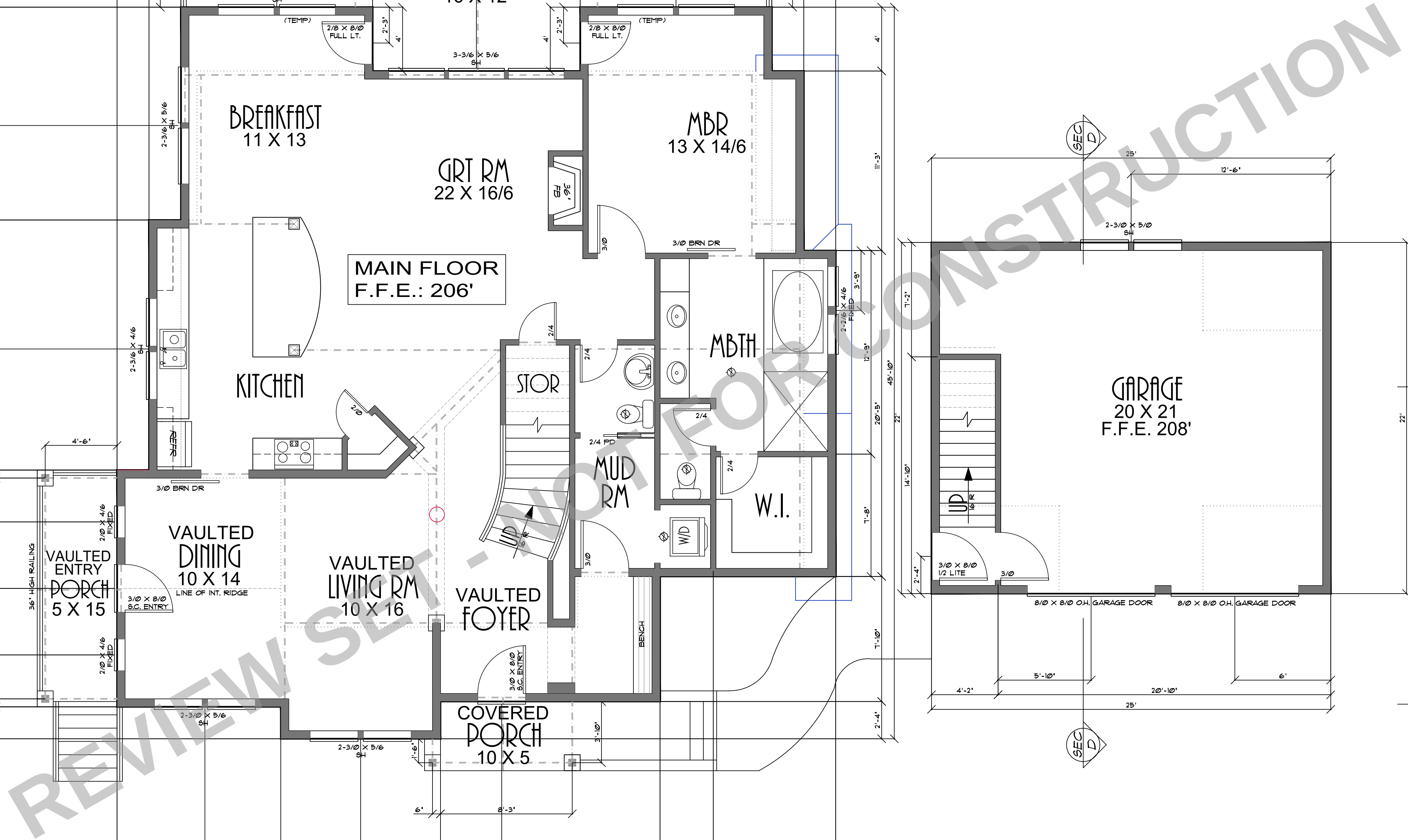
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LOCATION:		DATE:	7-16-21
SHEET TITLE: ELEVATIONS		SCALE:	1/4" = 1'-0"
SQUARE FEET:			



PROVIDENCE, LLC
R.P. R.H.
FMB 302 12042 S.E. SUNNYSIDE RD. CACOMAS, OR 97015
Phone & Fax: 503.325.1204
Web: Designprovidence.com

SHEET NR:

1



SHEET NR:
3

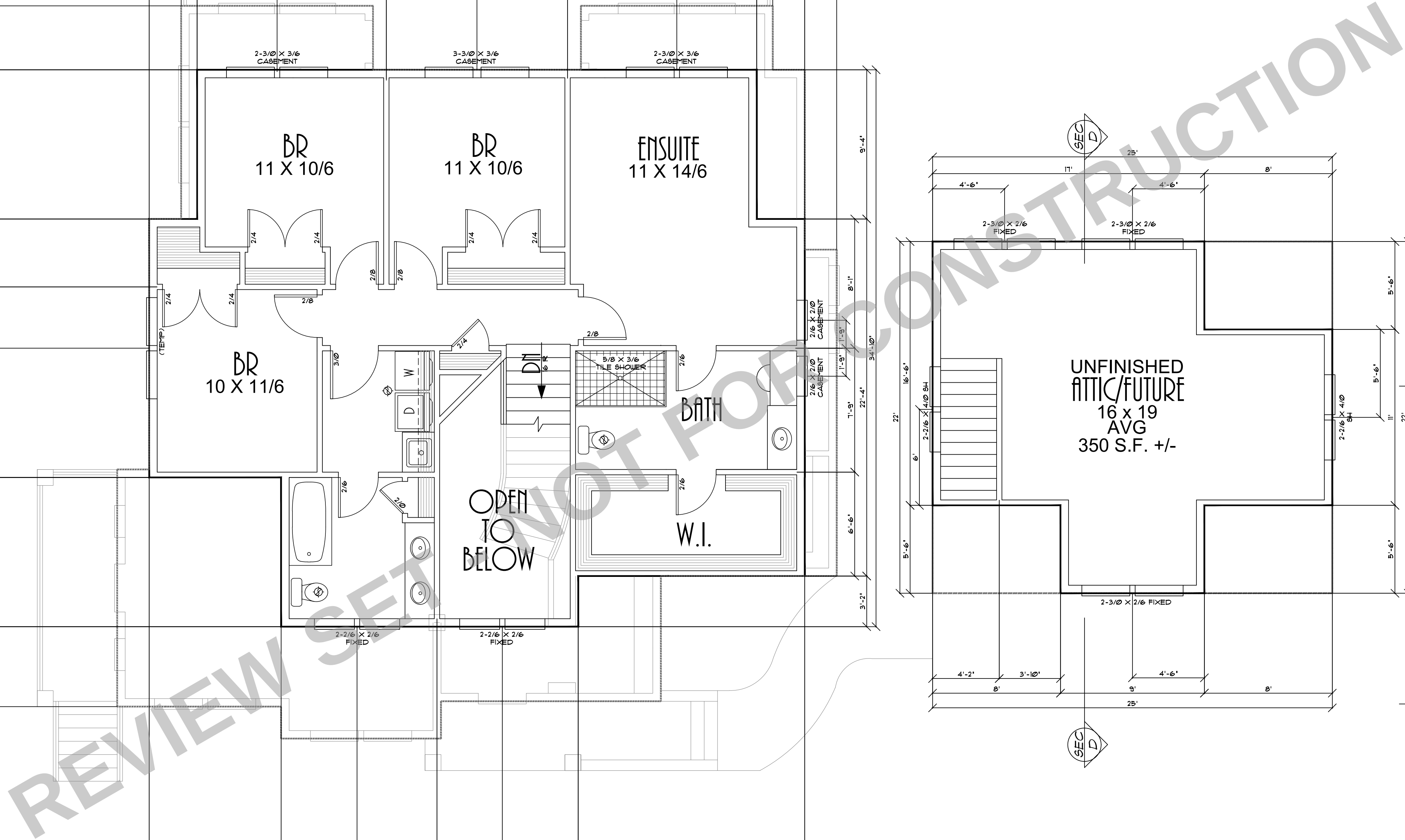
DESIGN

R.P.
R.H.

PROVIDENCE, LLC

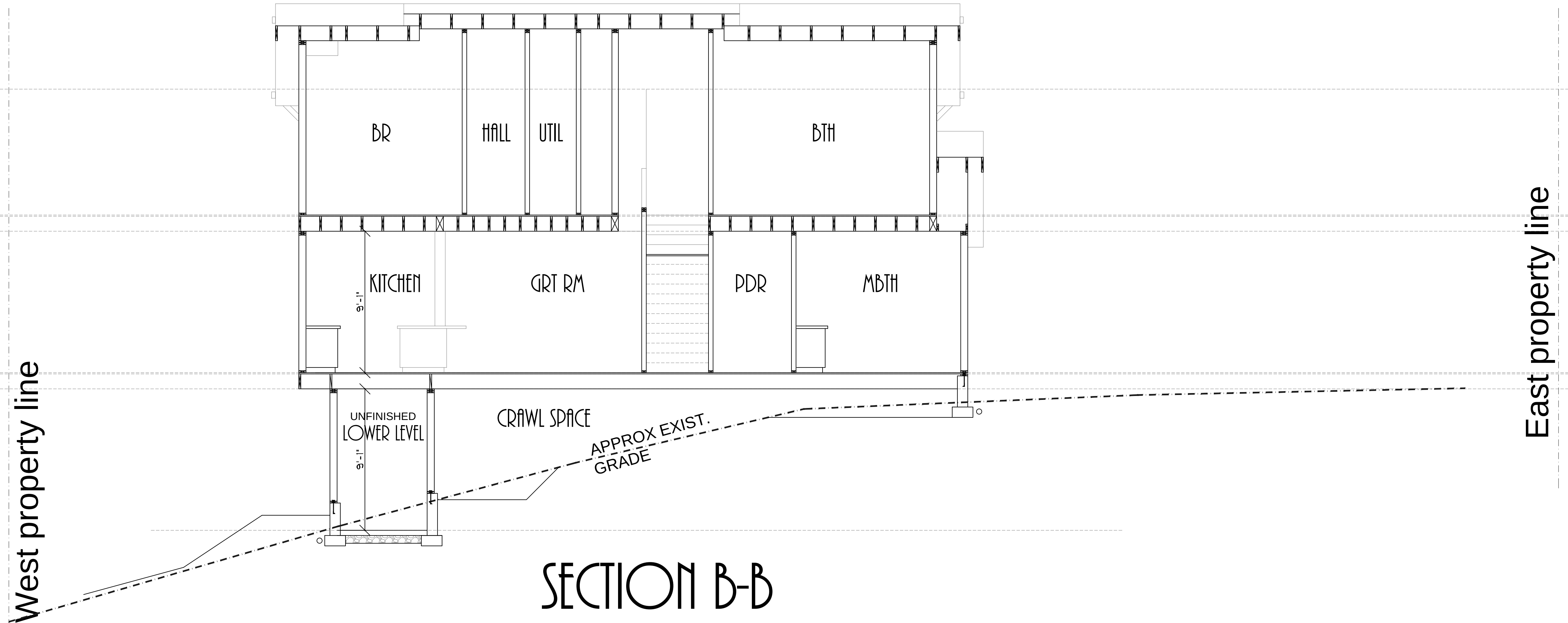
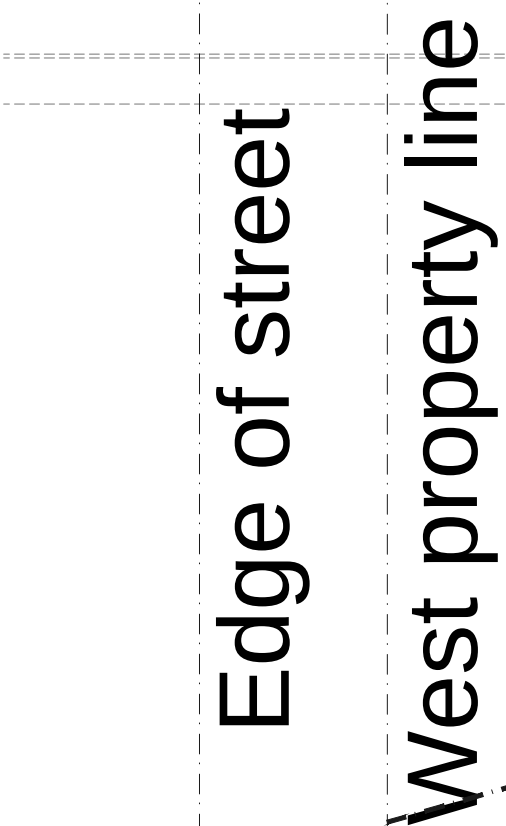
FOUNDING PRINCIPALS
Phone & Fax: 502-760-9448 Email: Design@providenceinc.com 899-0115

SHEET NR:
3



SHEET NR:

4



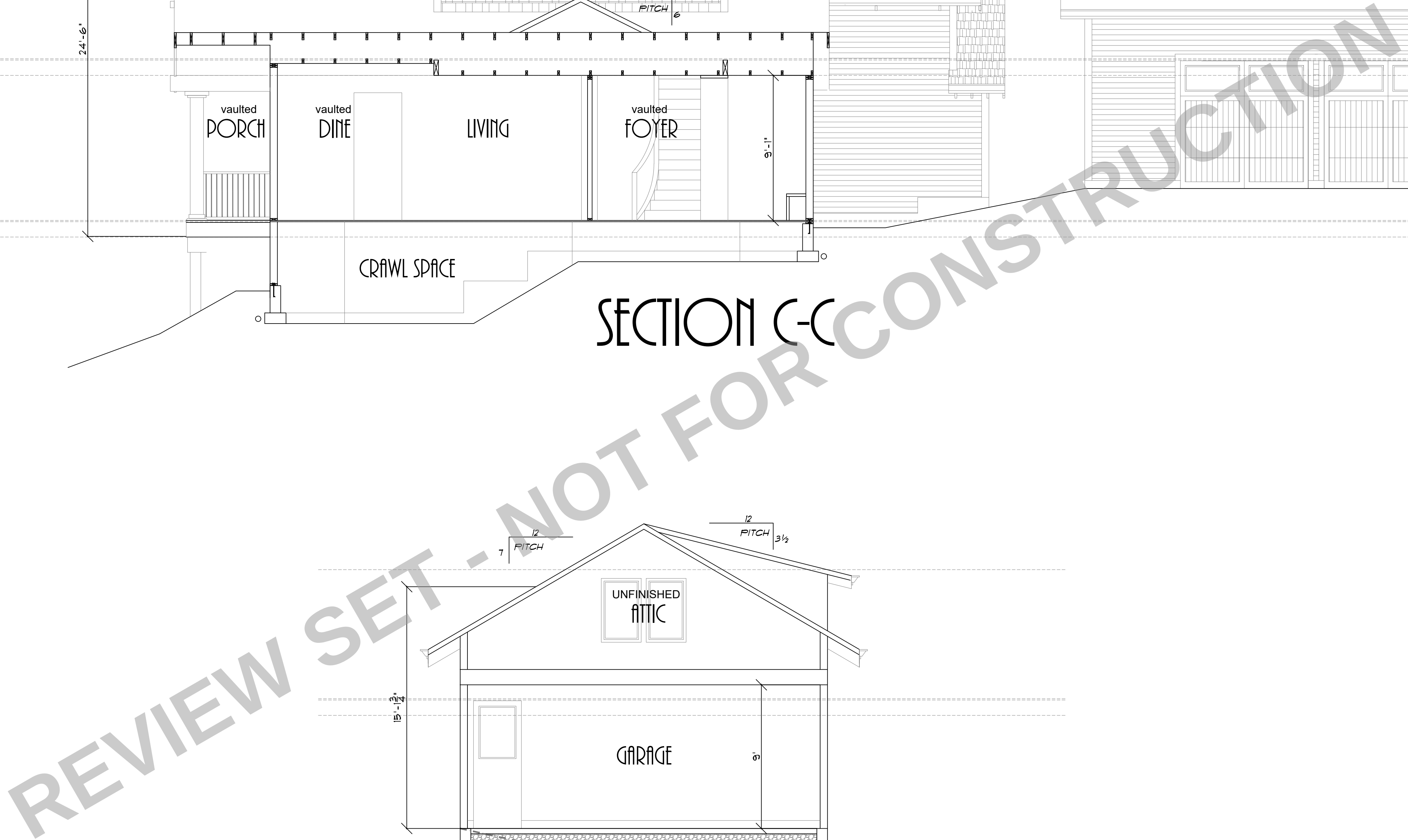
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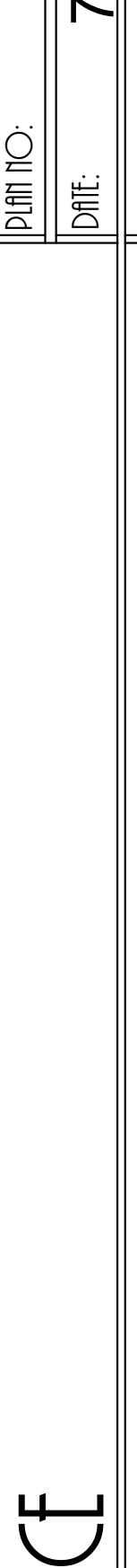
PARTS OR PART OF THIS
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BELOW DATE

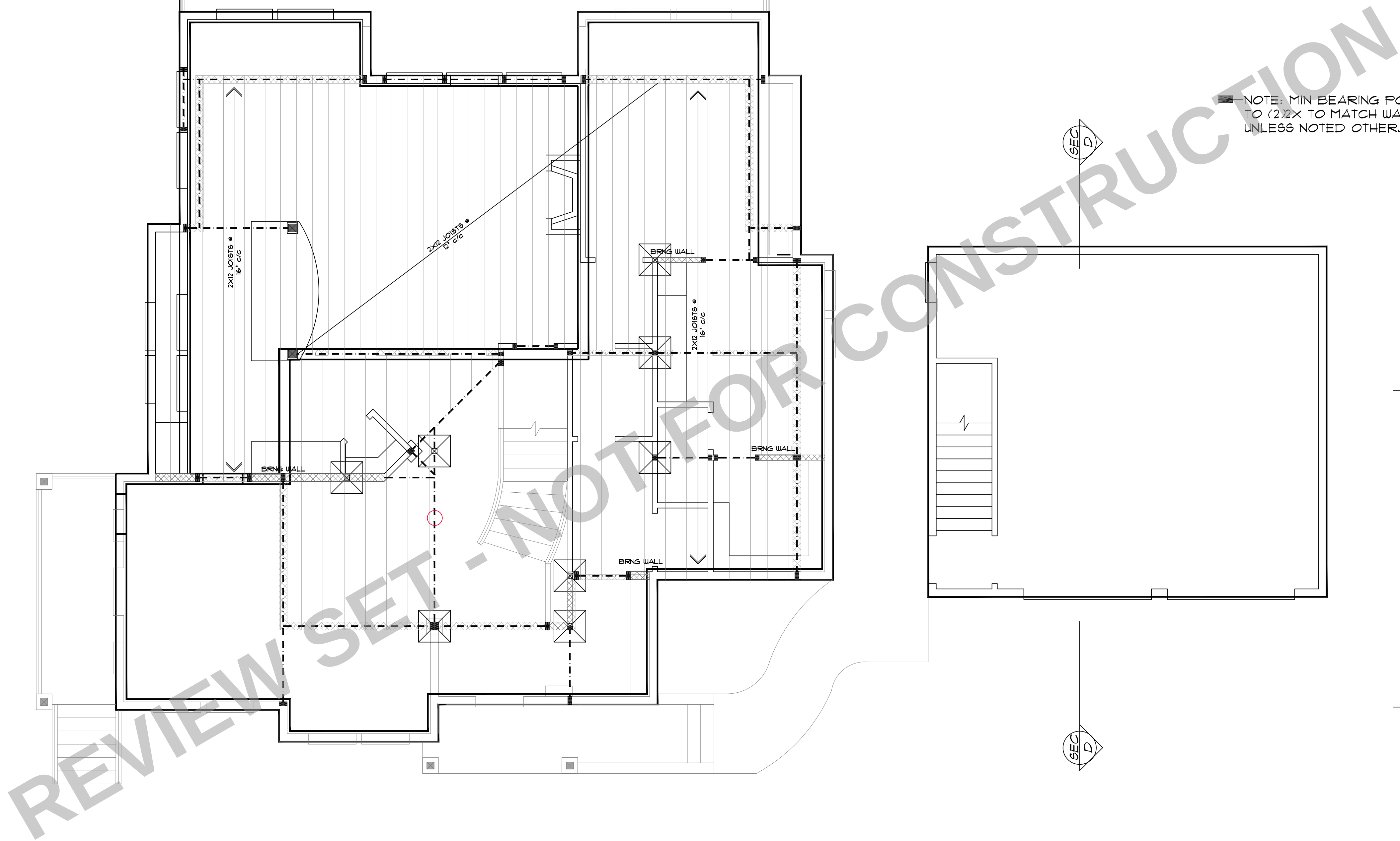
10-7-21

THIS DRAWING HAS PRIORITY
OVER THOSE OF EARLIER DATES

 PROVIDENCE_{LLC} R L P DESIGN PMB 302 12803 S.E. SUNNYSIDE RD. CLACKAMAS, OR 97015 Phone & fax: 503-655-0000 Email: providence@providencegma.com Web: DesignProvidence.com	CUSTOMER NAME:	EZERSKY RESIDENCE	DRAWING NO.:	
	LOCATION:		DATE:	8-5-20
	SHEET TITLE:		SCALE:	1/4" = 1'-0"
	SQUARE FEET:			
	CROSS SECTIONS			



	CLIENT NAME:	EZERSKY RESIDENCE		DRAWING NO:	
	LOCATION:			DATE:	7-16-21
	SHEET TITLE:	CROSS SECTIONS		SCALE:	1/4" = 1'-0"
	SQUARE FEET:				

[illegible]

8



DESIGN
RIP RIN

PROVIDENCE, inc
PMB 369, 1002 S.E. SUNNYSIDE RD., CLACKAMAS, OR 97015
Phone & Fax: 503-760-0446 Email: Designprovidence@gmail.com
Web: Designprovidence@gmail.com

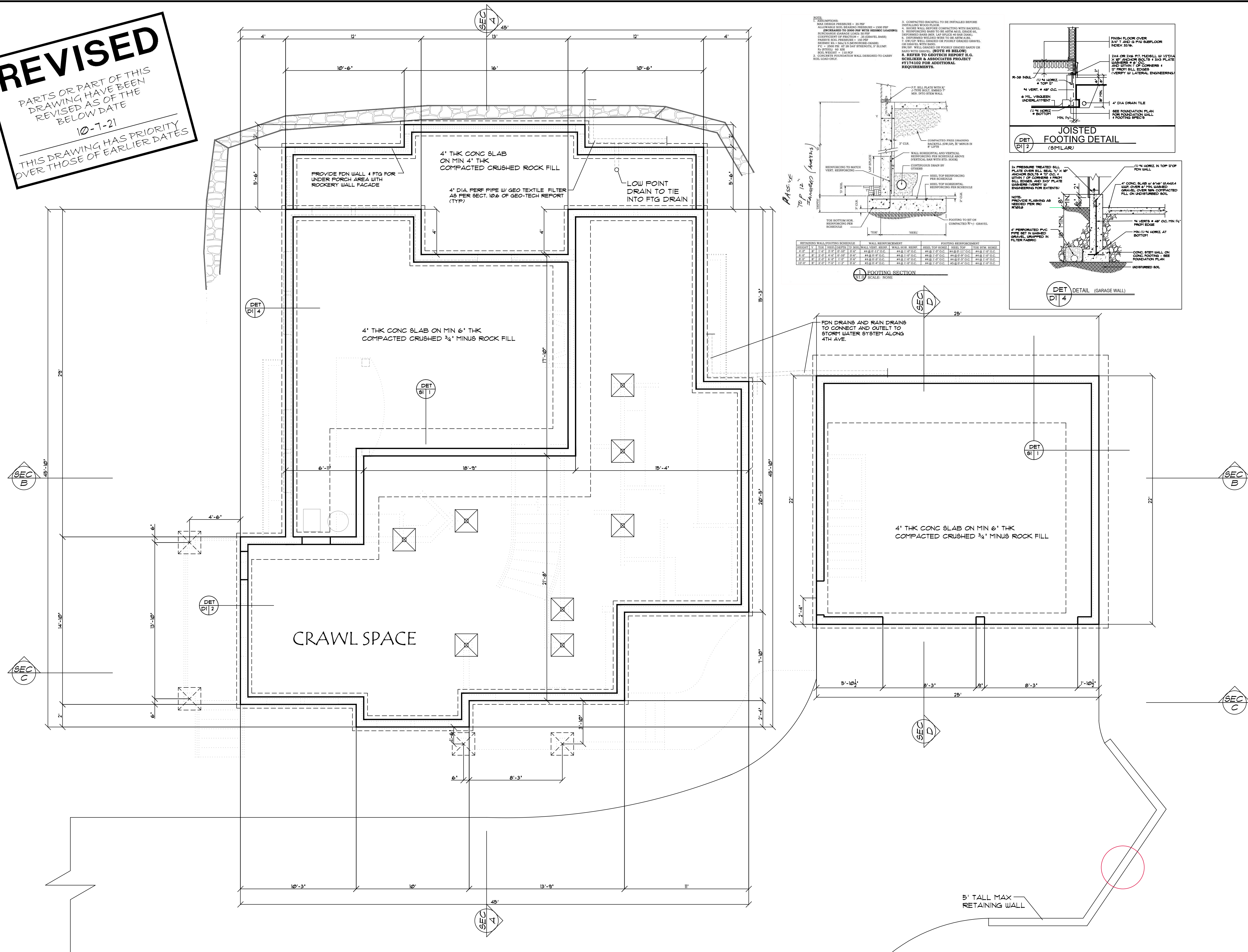


REVISED

PARTS OR PART OF THIS
DRAWING HAVE BEEN
REVISED AS OF THE
BELOW DATE

10-7-21

THIS DRAWING HAS PRIORITY
OVER THOSE OF EARLIER DATES



 PROVIDENCE, LLC 3601 W. 10th Ave. Suite 100 Anchorage, AK 99503 Phone & Fax: 503.381.1242 Email: design@providencellc.com	CUSTOMER NAME:	EZERSKY RESIDENCE	CLIENT NO.:	
	LOCATION:		DATE:	8-5-20
	SHEET TITLE:	FOUNDATION PLAN	SCALE:	1/4" = 1'-0"
	SQUARE FEET:			

SEC B

SEC C

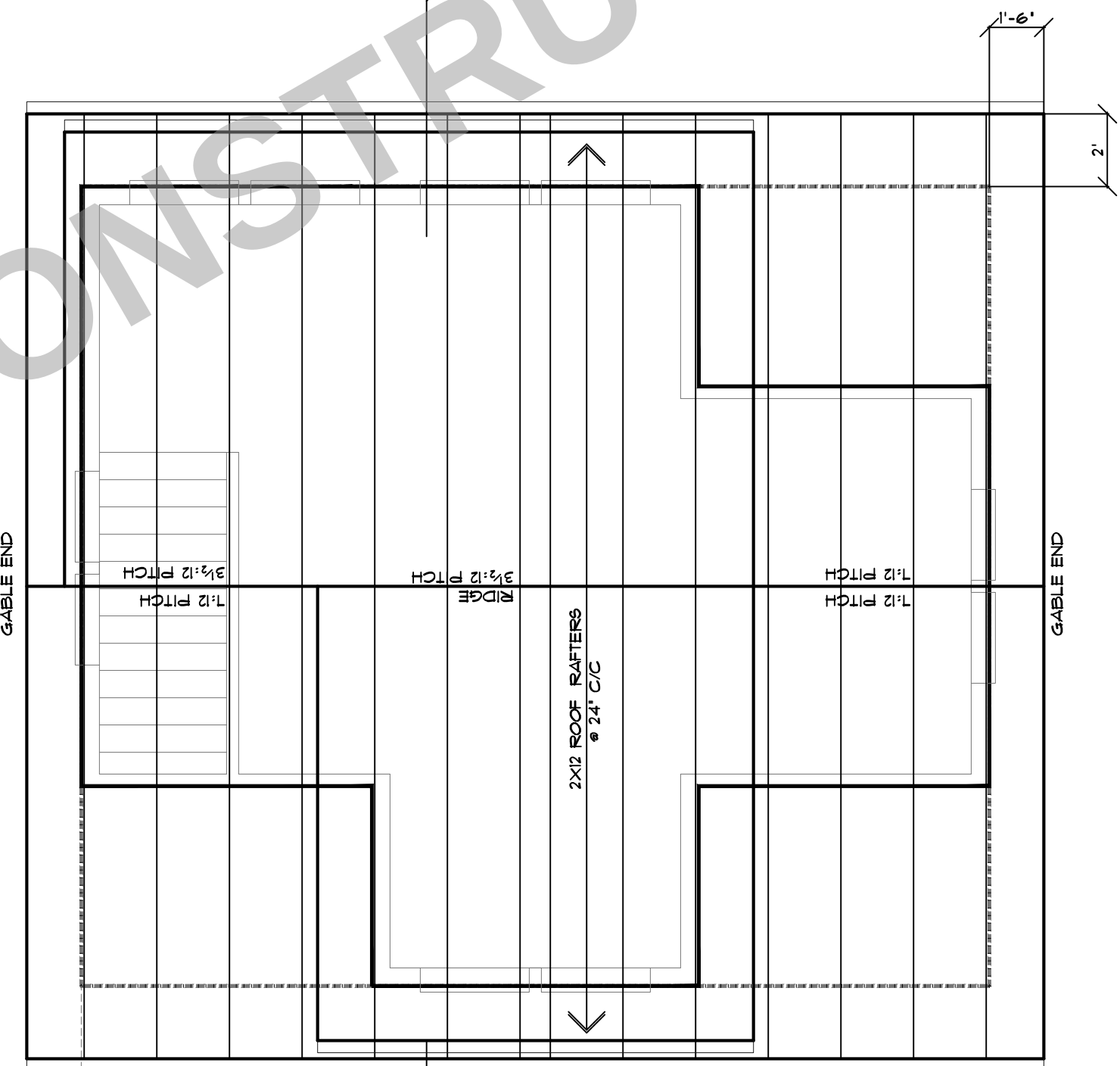
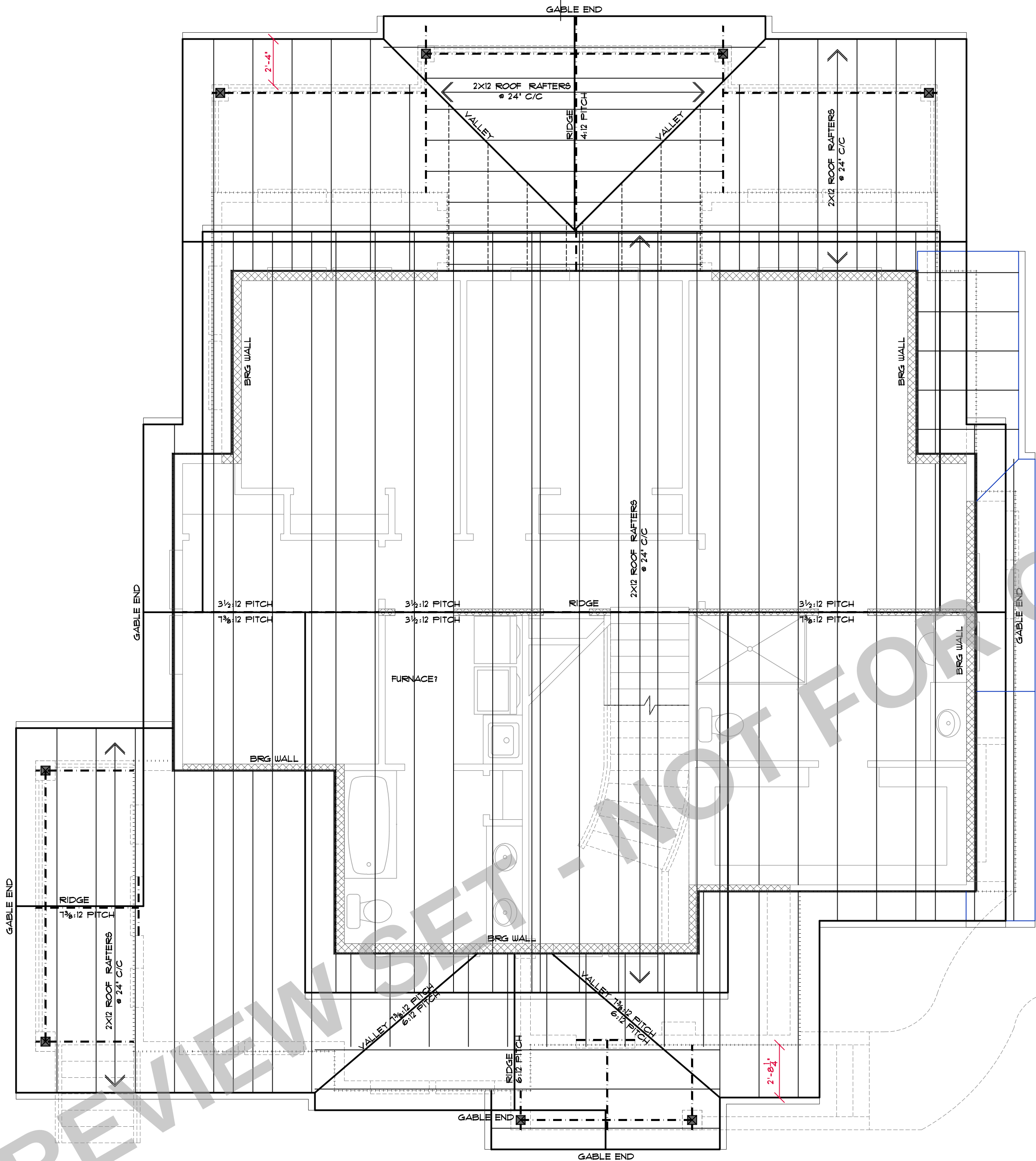
SEC A

SEC D

SEC B

SEC C

SEC D



EZERSKY RESIDENCE

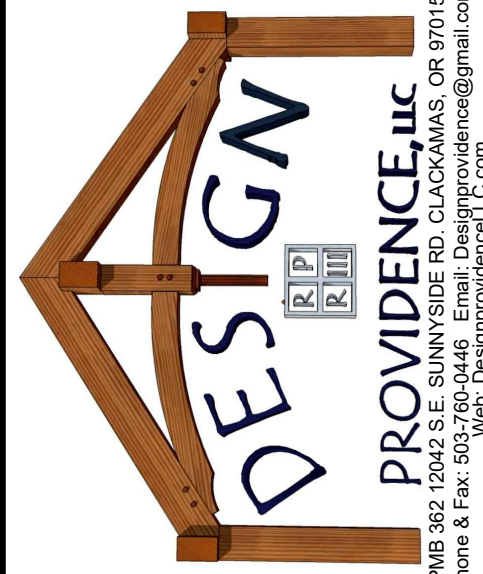
CLIENT NAME:

LOCATION

SHEET TITLE:

SQUARE FEET:

ROOF FRAMING PLAN



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SHEET NR:

10

DATE: 7-16-21

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

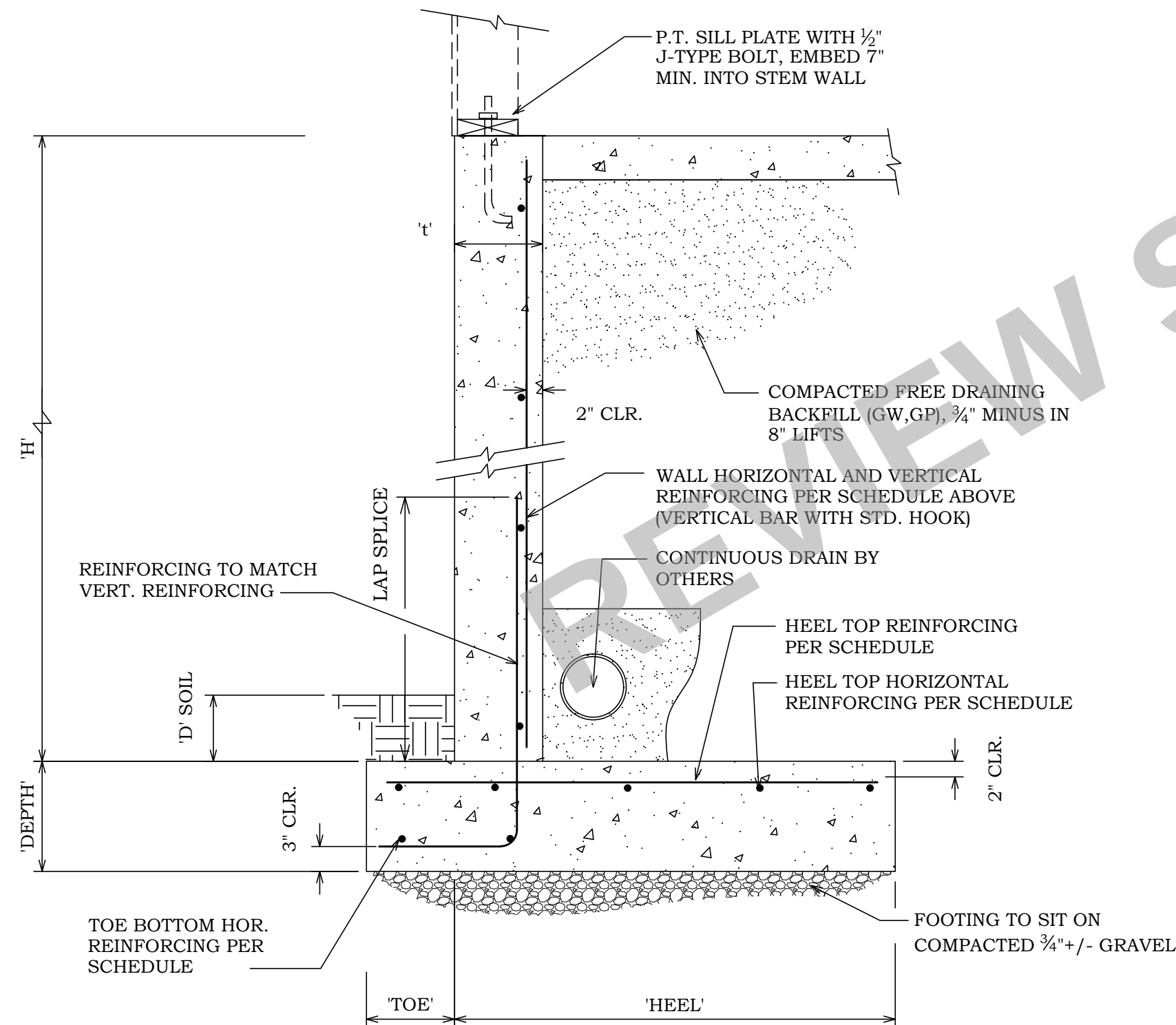
NOTE:

1. ASSUMPTIONS:

MAX DESIGN PRESSURE = 35 PSF
ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF
(INCREASED TO 2000 PSF WITH SEISMIC LOADING)
SURCHARGE (GARAGE LOAD): 50 PSF
COEFFICIENT OF FRICTION = .35 (GRAVEL BASE)
PASSIVE SOIL PRESSURE = 150 PSF
SEISMIC Kh = Sds/2.5 (MONONOBE-OKABE)
F'C = 2500 PSI AT 28 DAY STRENGTH, 5" SLUMP.
Fy (STEEL) 60 KSI
SOIL WEIGHT = 110 PCF
2. CONCRETE FOUNDATION WALL DESIGNED TO CARRY SOIL LOAD ONLY.

3. COMPACTED BACKFILL TO BE INSTALLED BEFORE INSTALLING WOOD FLOOR.
4. SHORE WALL BEFORE COMPACTING WITH BACKFILL.
5. REINFORCING BARS TO BE ASTM A615, GRADE 60, DEFORMED BARS (MIN. LAP SPLICE 40 BAR DIAM.).
6. DEFORMED WELDED WIRE TO BE ASTM A185.
7. GW/OP: WELL GRADED OR POORLY GRADED GRAVEL OR GRAVEL WITH SAND.
SW/SP: WELL GRADED OR POORLY GRADED SANDY OR SAND WITH GRAVEL. **(NOTE #8 BELOW)**

8. REFER TO GEOTECH REPORT H.G. SCHLIKER & ASSOCIATES PROJECT #Y174102 FOR ADDITIONAL REQUIREMENTS.



RETAINING WALL/FOOTING SCHEDULE					WALL REINFORCEMENT		FOOTING REINFORCEMENT			
HEIGHT	'	TOE	HEEL	DEPTH	' D' SOIL	WALL VERT. REINF.	WALL HOR. REINF.	HEEL TOP HORIZ.	HEEL TOP	TOE BTM. HORIZ.
4'-0"	8"	1'-6"	2'-9"	0'-10"	0'-6"	#4 @ 0'-11" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 0'-11" O.C.	#4 @ 1'-0" O.C.
6'-0"	8"	2'-0"	4'-6"	0'-10"	0'-6"	#4 @ 0'-9" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 0'-9" O.C.	#4 @ 1'-0" O.C.
8'-0"	8"	2'-0"	6'-0"	1'-0"	0'-6"	#4 @ 0'-5" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#4 @ 0'-5" O.C.	#4 @ 1'-0" O.C.
10'-0"	8"	2'-0"	7'-6"	1'-2"	0'-6"	#5 @ 0'-4" O.C.	#4 @ 1'-0" O.C.	#4 @ 1'-0" O.C.	#5 @ 0'-4" O.C.	#4 @ 1'-0" O.C.

1
S1.0 FOOTING SECTION
SCALE: NONE

Item #1.

No. DATE DESCRIPTION

PROJECT NAME

EZERSKY
STRUCTURAL DETAILS

TURNER
ENGINEERING & DESIGN
Office: (503) 979-8407
Email: turner.team@turner.com
PO BOX 220
EAGLE CREEK, OREGON 97022

ENGINEERS' STAMP



EXP. DATE: 06-30-22

ISSUE

CD

DESIGNED BY

RJT

DRAWN BY

RJT

CHECKED BY

RJT

DATE

07/19/21

PROJECT NO.

R20356

SHEET NO.

S1.0



TYPE III – HISTORIC REVIEW

NOTICE OF DECISION

May 28, 2020

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.

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.

Type III decisions involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not required to be heard by the city commission, except upon appeal. The process for these land use decisions is controlled by ORS 197.763 and identified in OCMC 17.50. The decision of the Historic Review Board is appealable to the City Commission within fourteen days of the issuance of the final decision. 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. Any appeal will be based on the record. 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. The City Commission decision on appeal from the planning commission is the city's final decision and is appealable to the Land Use Board of Appeals (LUBA) within twenty-one days of when it becomes final.

Additional Findings by the Historic Review Board

During the deliberation of this application, the Board found that the revised May design that includes a Hedges Street side entry, reduced 4th Avenue porch width to 37 feet at grade (not including the new side entry), a revise ground floor that more closely resembles a basement in function and appearance, and the inclusion of new Leland Cypress trees, all provide the needed additional mitigation to reduce the massing of the bungalow design on a complicated cross sloped lot in the Canemah National Register District.

Applicant's 120 Day Land Use Decision Deadline.

As part of the hearings process, the applicant provided an extension to the 120-land use deadline that requires a final city decision by June 30, 2020. Therefore, if the application were to be appealed within the 14 day appeal period, the Appeal Hearing for this application will be heard at 7:00PM at the June 17, 2020 City Commission Meeting, held at Oregon City- City Hall, 625 Center Street, Oregon City Oregon 97045.

Any appeal hearing would be confined to the issues raised in the Grounds for Appeal. Only the applicant and those persons who participated in writing are allowed to participate either orally or in writing. Written comments can be sent to the Planning Division (crobertson@orc.org or PO Box 3040, Oregon City Oregon, 97045) NOTE: FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 503-657-0891, 48 HOURS PRIOR TO MEETING DATE. Agendas and meeting materials are available seven days before meetings at <https://oregon-city.legistar.com/Calendar.aspx>

Conditions of Approval

HR 20-01

(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. The applicant shall modify the entryway to remove or close the gable on the 4th Avenue elevation.
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. The Basement siding shall be smooth concrete, stucco, or natural basalt with a maximum of 30% smooth cement board siding.
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 porch to be a maximum of 37 feet at grade. The east elevation bump out may be allowed at grade or cantilevered. The side porch proposed in the May revised plan is allowed and shall be revised to show a closed gable with lap siding or square wood lattice beneath.

Prior to issuance of a Certificate of Occupancy:

15. Incised lumber or pressure-treated wood shall not be used on any visible surfaces. Any lap siding shall be 4 inch or 6-inch smooth cement board or wood siding. (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 (4th Avenue) 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)
26. The applicant shall revise the porch/house design to reduce the width 5-inches to meet the underlying zone side yard setback.
27. The applicant shall revise the plans to show square columns on all elevations.

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.

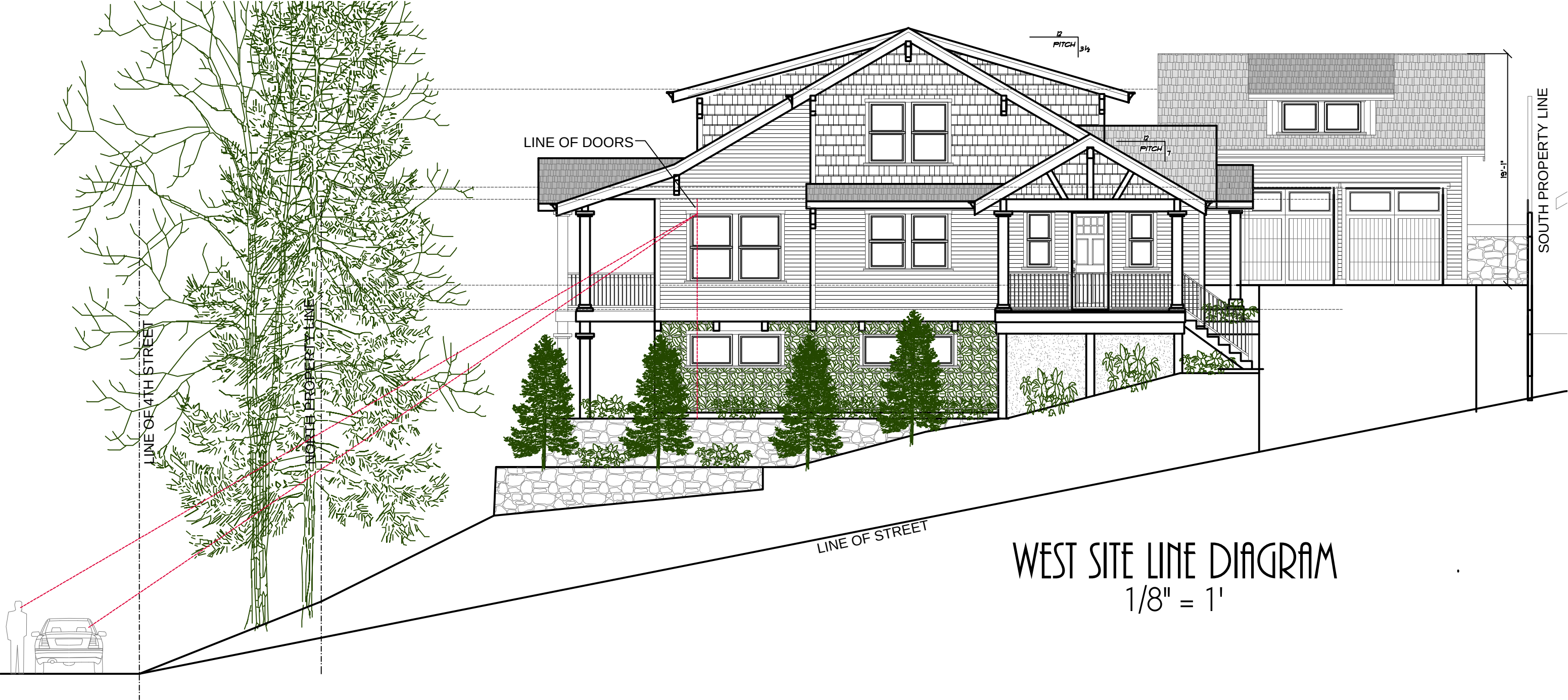
8. We have attempted to mitigate the exposure of the

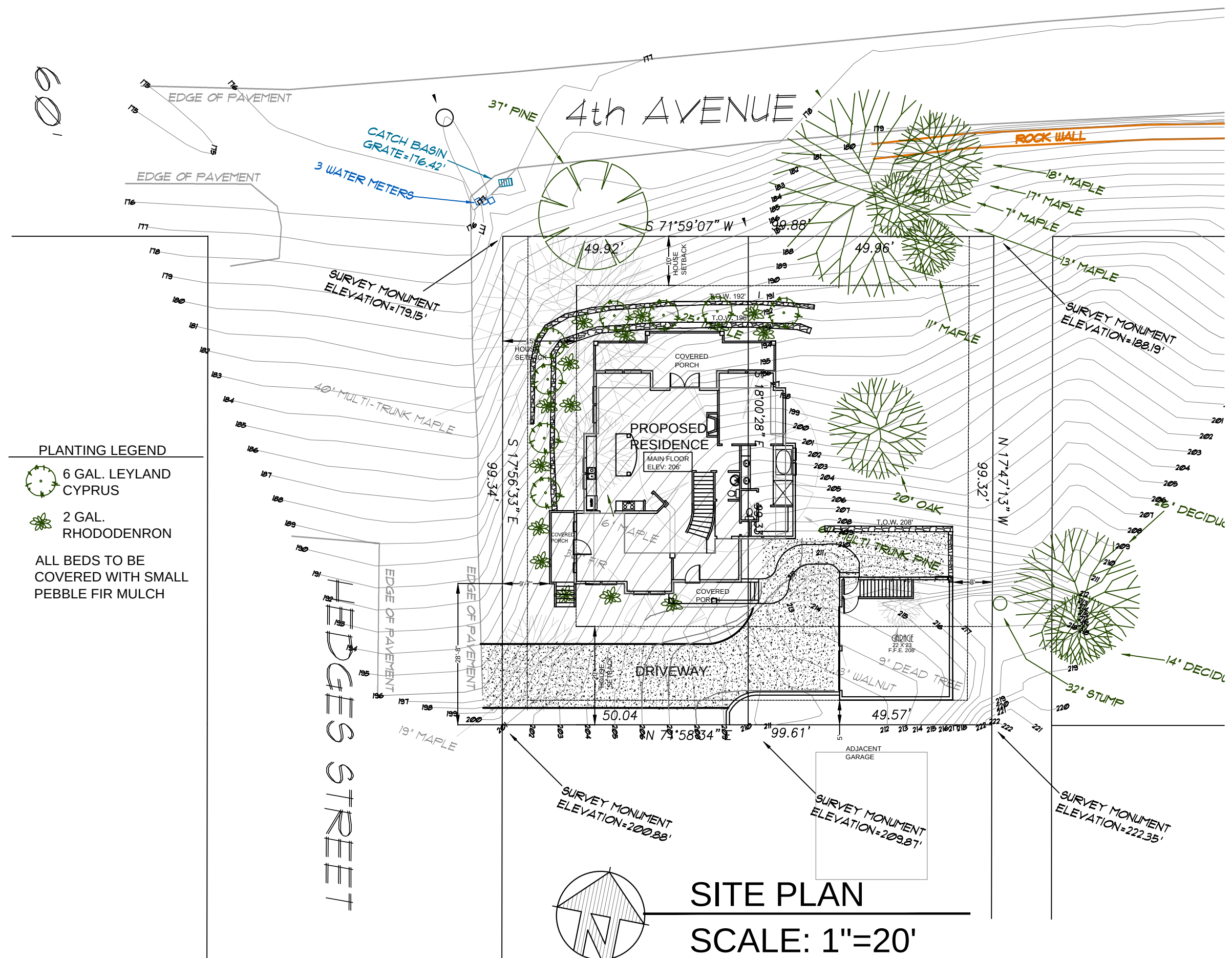
lower level by reducing windows, adding concrete up higher, and adding metal trellis work for vine plantings. We are open to additional mitigation in regards to this concern within the real geometry that we have been handed.

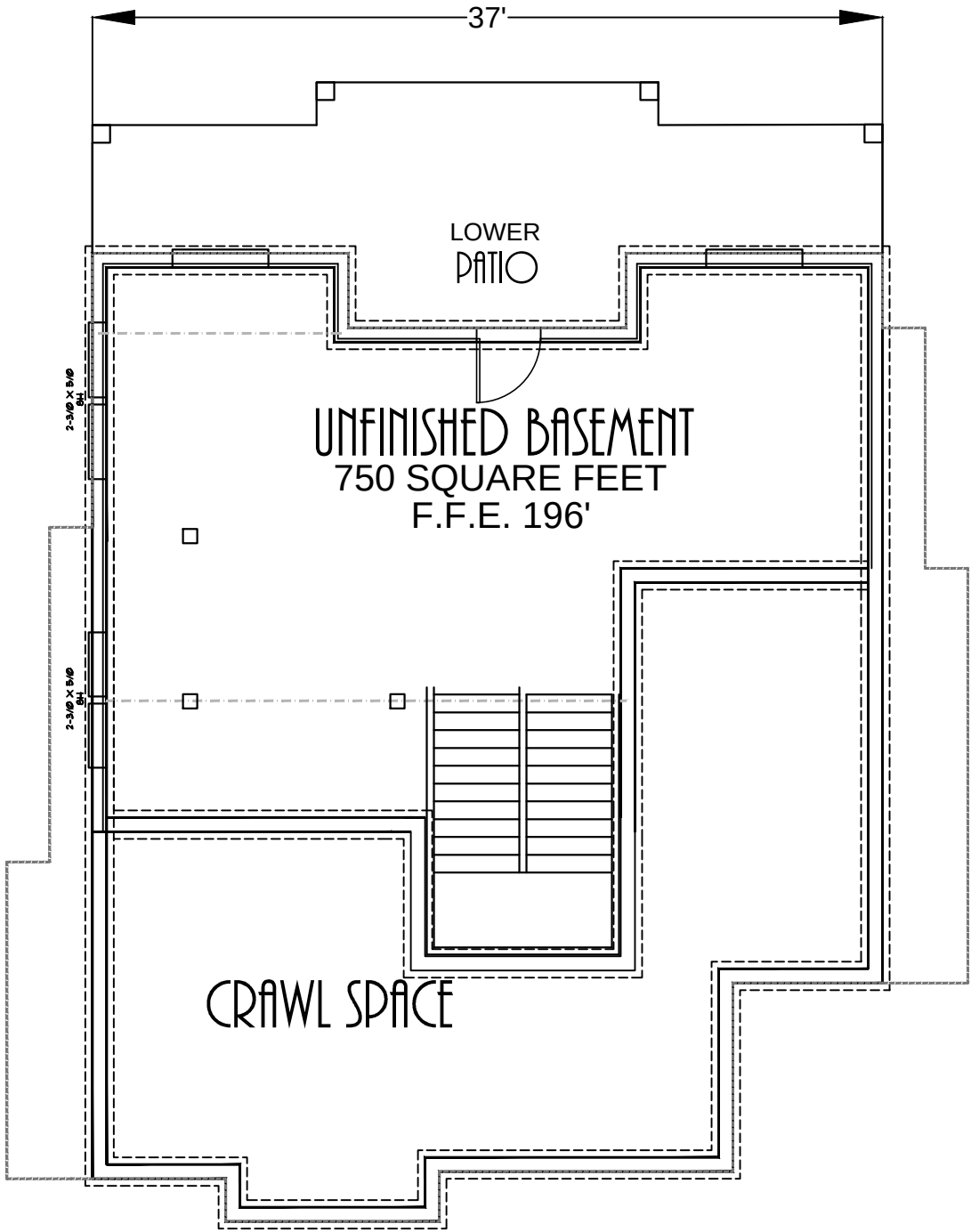
14. We have reduce the grade width of the house to 37' as stipulated.

Thank you,
Bo Robinson
Design Providence LLC

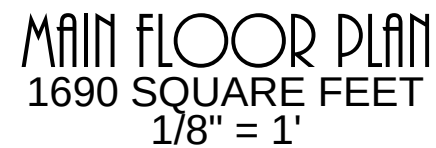








LOWER FLOOR PLAN
1/8" = 1'





**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 maximum 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

HR 20-04

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

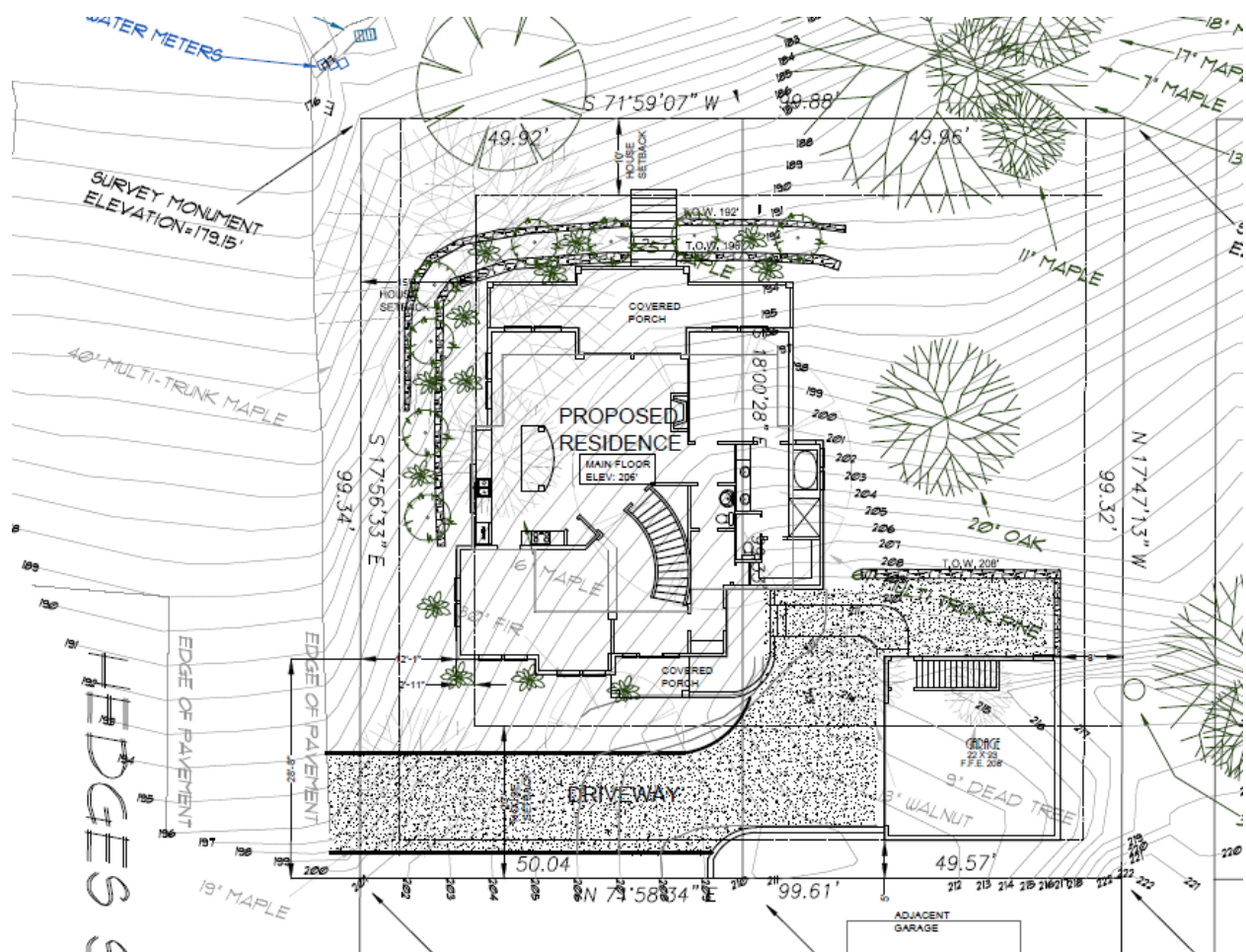


408 4th Avenue

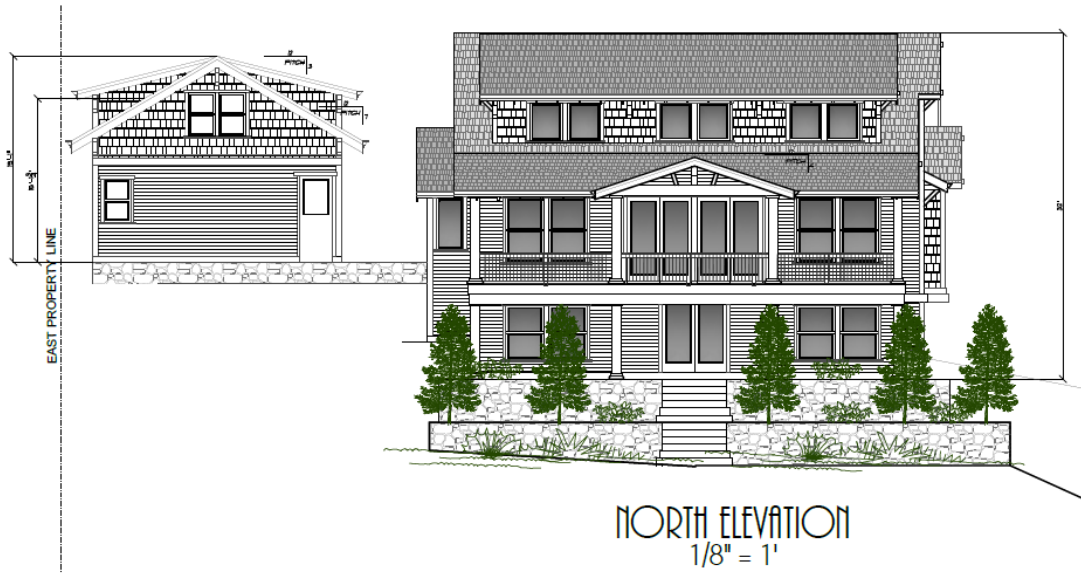
This home is contributing within the district but has no historical information associated with it. Built circa 1910, the bungalow features a shed dormer on the front, a wrap-around front porch that may have been a later addition, and eclectic styling elements.

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.



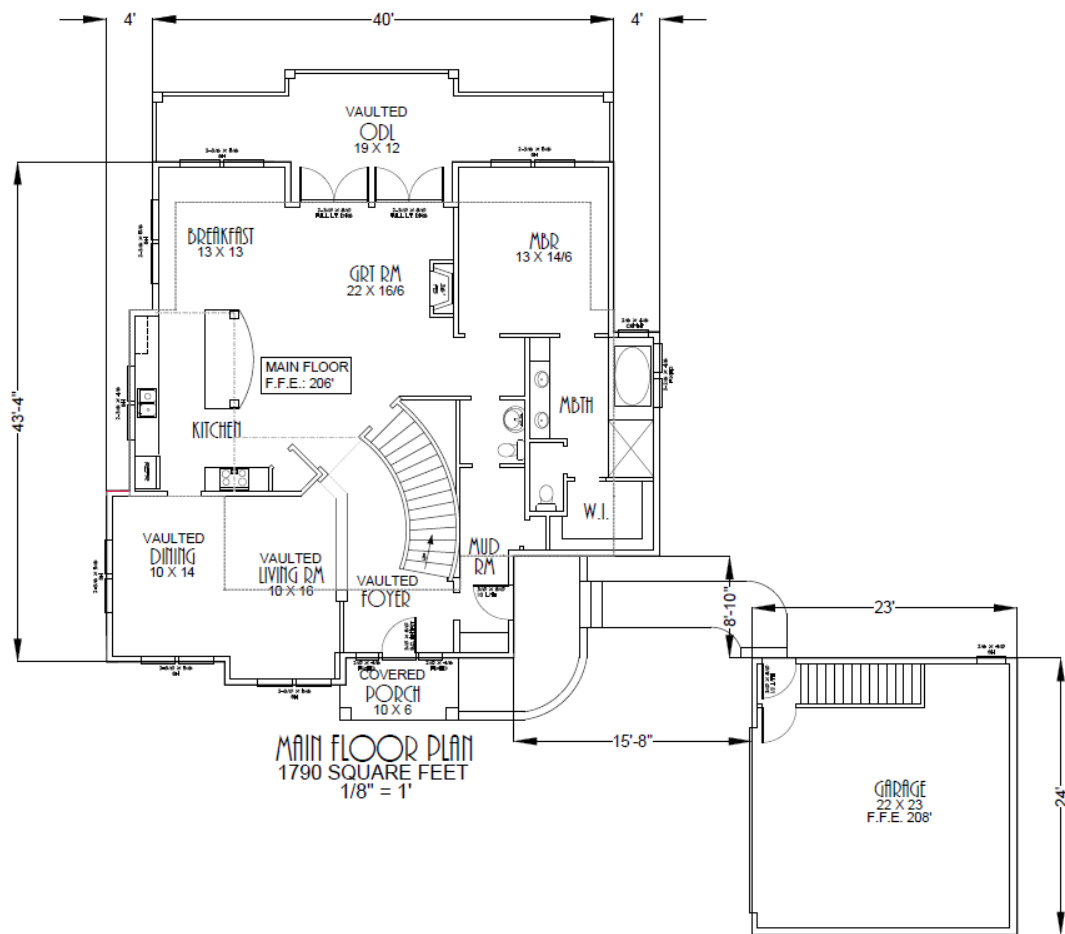
Site Plan (Revised – March 2020 Plans)



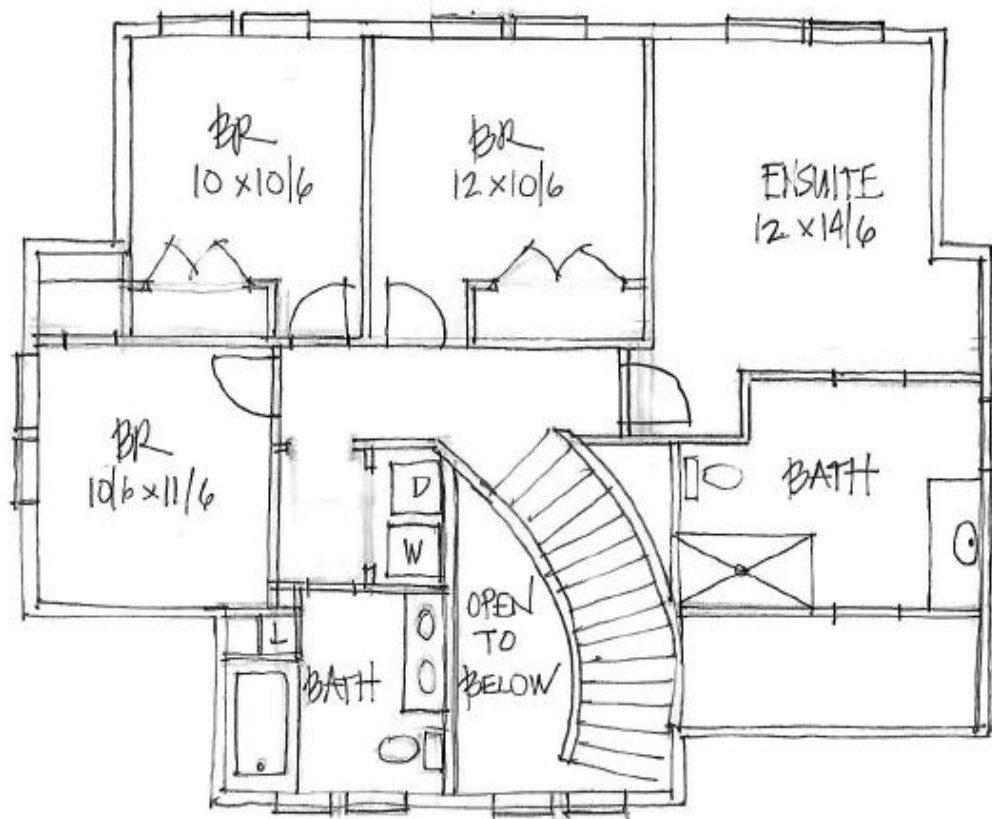
Front (North) elevation (Revised – March 2020 Plans)



Site Line diagram (original application plans – January 2020)

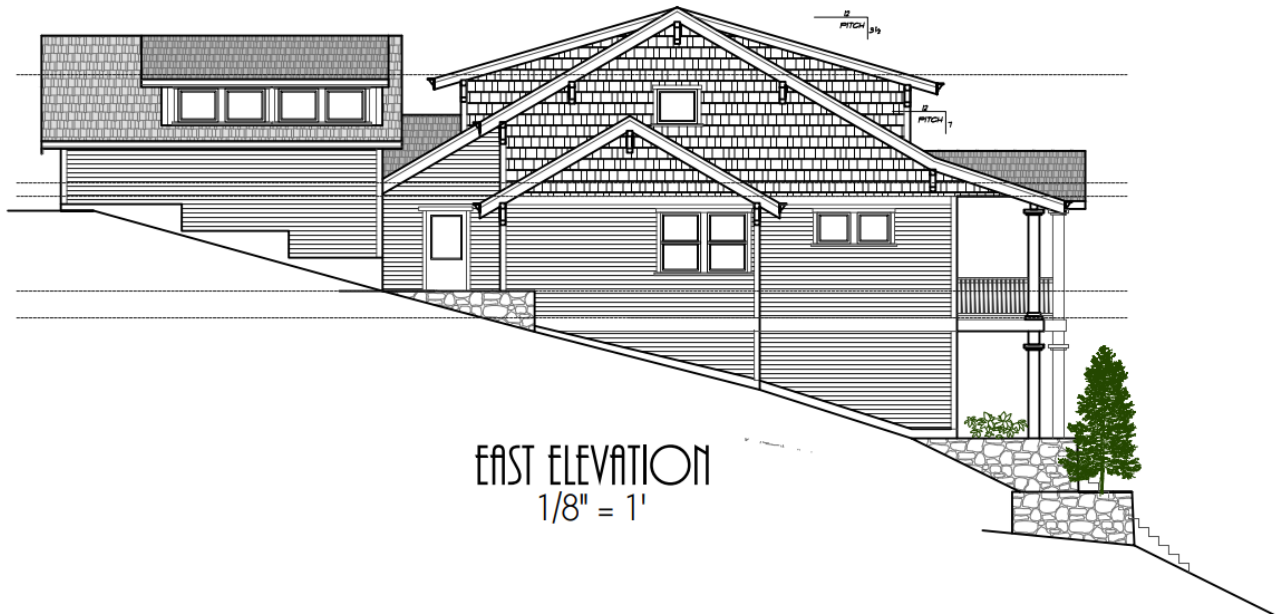


Floor plan – main - (Revised – March 2020 Plans)



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

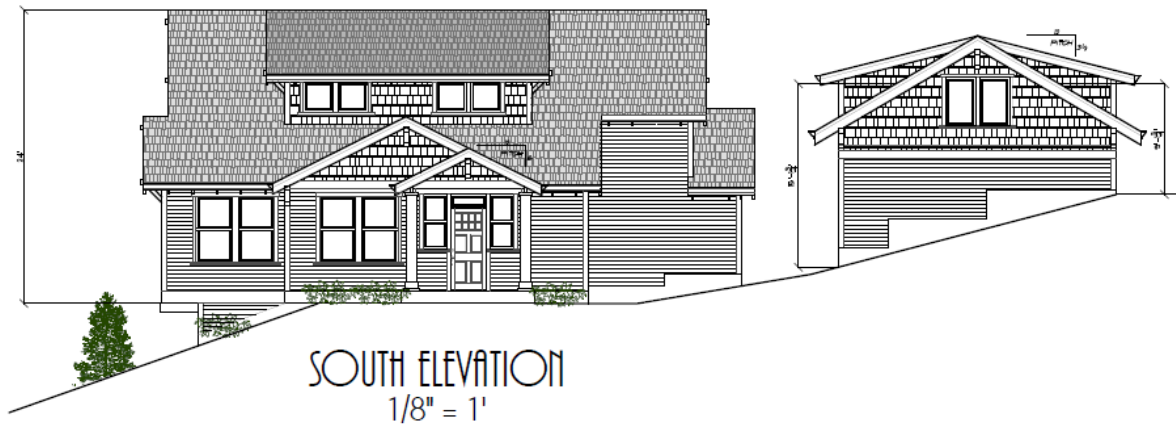
Floor plan – upper- (Revised – March 2020 Plans)



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



**PRESERVATION GRANT REQUEST
HISTORIC REVIEW BOARD
March 22, 2022**

FILE NO.: PG 22-02, 22-03, and 22-04

HEARING DATE : March 29, 2021

**APPLICANT/
PROPERTY OWNER:** Cameron Houston

LOCATION: Henry Templeton Rental
404 Washington Street
Oregon City, Oregon 97045

REQUEST: The applicant is seeking approval for three preservation grants of \$625, \$625, and \$575, for wood window repair of six windows in three different rooms of the Henry Templeton Rental

REVIEWER: Kelly Reid, AICP, Planner

RECOMMENDATION: Staff Recommends awarding the grant for window repair.

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 722-3789.

Grant Proposal:

The applicant is seeking to repair and restore six wood windows. The work includes full restoration including reglazing, replacement of sash cords, and repainting or refinishing.

Property Description and Statement of Significance:

This 1-1/2 story house sits under a front gable roof with a hipped porch running the full width of the west façade. The porch hip is supported by a series of tapered square columns resting on a solid wood balustrade clad with wood shingles. The gable ends are clad with wood shingles above a narrow string course at the window heads. The shingles are slightly battered at the string course. The majority of the house is clad with double drop siding, finished with cornerboards. The gable features open eaves with knee brackets that penetrate the wide barge boards. The porch hip sits atop a wide frieze, and also has open eaves. The base of the house, beneath the porch railing and first floor window sills, is also clad with wood shingles. The windows are all double-hung wood sashes with plain board surrounds and small hood moldings at the first floor level. Aluminum storms have been added to all the windows. Under the porch hip, a shallow octagonal bay is located near the south end of the façade. A two car garage sits just to the north of the house under a gable roof with minimal eaves. The garage is clad with drop siding, and has two replacement overhead doors.

Statement of Significance: In 1845, executor Eloisa Harvey sold lots 1-8 to Benjamin Jagger. The properties passed among the Jagger family. In 1912, Minnie Jagger sold lots 5 and 6 to Henry Templeton. H.J. Templeton was born in Wales in 1857 and worked as a finisher in the Oregon City woolen mills in 1900. His wife Charlotte, born in 1859 in Wales. They had six children: the older ones were born in Wales and the younger ones in Massachusetts. By 1912, Templeton had purchased several lots in this block and had built three rentals. The first tenants of this house were Peter D. and Margaret Forbes. Forbes was a supervisor of manual training in the Oregon City High School in 1916. In 1933, Henry sold the lots to Helen Templeton. Ten years later, in 1944, Helen sold parts of lots 5 and 6 to D.B. and Marian Elledge. The Elledges sold the lots to Barney and Dorothy Goetz in 1946. In 1947, Barney Goetz sold the lots to Henry and Hazel Courand. The Courands sold the next year to Bert and Agnes Morgan. The Morgans retained the lots for over 20 years. In 1974 they were sold to Ted and Sonora Garrison and then in 1978 to Roy and Susan Carley. In 1979 the lots were sold yet again to Albert and Elizabeth Guenther.



Project Bids

Window Repair:

Bid #1 Jeffrey Franz: \$1350 for each set of windows in the bedroom, and \$1150 for the kitchen

Bid #2 Portland Sash: \$1800 for each set of windows

The bids are provided in the application materials. The grant program could cover 50% or up to \$625, \$625, and \$575, for a total of \$1825.

Grant Funding:

A total of \$5,000 is available each fiscal year. The grant tracking log for this fiscal year is attached as an Exhibit.

Staff Recommendation

Staff recommends approval of the window repair grant; the applicant provided two bids and the repair of the original wood windows will greatly contribute to the restoration of the property. The windows face public streets and are highly visible on this corner lot.

Staff Recommends the Following Conditions for Approval:

1. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. (note de-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation)
2. Grant recipients are required to display a sign (available from the Community Development Department) identifying the project as having received grant funding. The sign must be picked up from the Community Development Division prior to the work being performed on site and must be up 30 days after the completion of the project. Signs may be picked up at the Community Development Division, 698 Warner Parrott Rd.

3. **Projects must be completed by June 30, 2022.** Funds are distributed to the owner (not the contractor) upon completion of the project. If you have not completed the project before that date, contact the Planning Division to ensure that your funds can be distributed to you.
4. Grants are considered taxable income and must be reported on your income tax return as required by law.
5. Grants are not awarded for materials already purchased, or for work already in progress or completed.



CITY OF OREGON CITY

Item #2.

Historic Review Board

695 WARNER PARROTT ROAD
OREGON CITY, OREGON 97045
TEL (503) 722-3789
FAX (503) 722-3880

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # PG 22-02 (staff to fill out)

Date: 3/11/2022 Applicant Name: Cameron Houston

Site Address: 404 Washington St.

Phone Number: 5033129888 E-mail address: camhouston95@gmail.com

Historic Name: Richard Templeton House Architectural Style: Craftsman

Previous Grant Approval File #'s N/A Total Amount N/A

How did you hear about the program?: Neighbor

Narrative: Attach a written narrative that addresses the following:

1. **Project Description:** Briefly explain the proposed work and the materials to be used. If you are planning to paint your historic building, please attach a paint sample for approval. NOTE: SOME ALTERATIONS MAY REQUIRE HISTORIC REVIEW AND/OR BUILDING PERMITS. Please Contact Staff to determine if your project requires a building permit.
2. **Historic Significance:** Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.
3. **Historical Documentation:** If applicable, include any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

Photographs: Submit a "before" photo of the project site. An "after" photograph is required upon completion of the project. **Digital photos should be submitted via an e-mail attachment.**

Project Costs: Attach the contractor's bids, or a list of detailed estimates for materials. Eligible labor costs are limited to those performed by a licensed contractor in the state of Oregon. (Example of materials estimates: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600).

Item #2.

Cost Estimate/Bid #1: \$1350 Jeffrey Franz Bedroom 2

Cost Estimate/Bid #2: \$1800 East Portland Sash

Total grant amount requested (up to 50% of project cost, maximum \$1000): 675-900

Project Scheduling:

Beginning Date: 3/18/2022 Completion Date: 2 Weeks

Projects must be completed within the grant cycle of July 1 – June 30. Contact staff if you need an extension. Contact staff when you actually begin the proposed work, and when you finish the project. Preservation staff will inspect the work when the project is completed.

I have read the Oregon City Design Guidelines for Exterior Alterations and agree to do the project as submitted and approved within the grant cycle. I will notify the Board when I begin the project and when the project is completed.

Cameron Houston

Signature: C.D.H Date: 3/11/2022

This grant program has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240.



CITY OF OREGON CITY

Item #2.

Historic Review Board

695 WARNER PARROTT ROAD
OREGON CITY, OREGON 97045
TEL (503) 722-3789
FAX (503) 722-3880

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # PG-22-03 (staff to fill out)

Date: 3/11/2022 Applicant Name: Cameron Houston

Site Address: 404 Washington St.

Phone Number: 5033129888 E-mail address: camhouston95@gmail.com

Historic Name: Richard Templeton House Architectural Style: Craftsman

Previous Grant Approval File #'s N/A Total Amount N/A

How did you hear about the program?: Neighbor

Narrative: Attach a written narrative that addresses the following:

1. **Project Description:** Briefly explain the proposed work and the materials to be used. If you are planning to paint your historic building, please attach a paint sample for approval. NOTE: SOME ALTERATIONS MAY REQUIRE HISTORIC REVIEW AND/OR BUILDING PERMITS. Please Contact Staff to determine if your project requires a building permit.
2. **Historic Significance:** Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.
3. **Historical Documentation:** If applicable, include any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

Photographs: Submit a "before" photo of the project site. An "after" photograph is required upon completion of the project. **Digital photos should be submitted via an e-mail attachment.**

Project Costs: Attach the contractor's bids, or a list of detailed estimates for materials. Eligible labor costs are limited to those performed by a licensed contractor in the state of Oregon. (Example of materials estimates: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600).

Item #2.

Cost Estimate/Bid #1: \$1350 Jeffrey Franz

Bedroom 3

Cost Estimate/Bid #2: \$1800 East Portland Sash

Total grant amount requested (up to 50% of project cost, maximum \$1000): 675-900

Project Scheduling:

Beginning Date: 3/18/2022 Completion Date: 2 Weeks

Projects must be completed within the grant cycle of July 1 – June 30. Contact staff if you need an extension. Contact staff when you actually begin the proposed work, and when you finish the project. Preservation staff will inspect the work when the project is completed.

I have read the Oregon City Design Guidelines for Exterior Alterations and agree to do the project as submitted and approved within the grant cycle. I will notify the Board when I begin the project and when the project is completed.

Signature: C.D.H Date: 3/11/2022

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Cameron Houston

3/11/2022

Historic Grant Application Addendum

Bedroom 2 & 3

- 1. Project Description: Briefly explain the proposed work and the materials to be used.**
 - a. The focus of this project is to restore the original double hung wood windows in the upstairs second bedroom of the Richard Templeton House. This includes completely removing the windows stripping to bare wood, recaulking the glass, finishing in linseed, and reinstalling the windows with new polycord and weather stripping.
- 2. Historic Significance: Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.**
 - a. These windows reside on the east side of the home and are visible from 4th street. The upper east facing side of the home features two bedrooms each with a pair of double hung windows. These windows are trimmed all around and set in the shingled portion of the house. Currently none of the windows are operational, all the cords are cut, window locks are missing, and the windows (especially the top sashes) do not close all the way. From the outside, the windows not closing along with failing caulking create a disheveled appearance. Due to the keystone nature of windows on the home, restoring these windows will greatly add to the beauty of the home, especially due to the intricate detailing all around the windows that focuses the eye on the window themselves.
- 3. Historical Documentation: If applicable, include any physical evidence such as old paint lines, orig**
 - a. N/A but additional photos can be provided upon request.



CITY OF OREGON CITY

Item #2.

Historic Review Board

695 WARNER PARROTT ROAD
OREGON CITY, OREGON 97045
TEL (503) 722-3789
FAX (503) 722-3880

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # PG 22-04 (staff to fill out)

Date: 3/11/2022 Applicant Name: Cameron Houston

Site Address: 404 Washington St.

Phone Number: 5033129888 E-mail address: camhouston95@gmail.com

Historic Name: Richard Templeton House Architectural Style: Craftsman

Previous Grant Approval File #'s N/A Total Amount N/A

How did you hear about the program?: Neighbor

Narrative: Attach a written narrative that addresses the following:

1. **Project Description:** Briefly explain the proposed work and the materials to be used. If you are planning to paint your historic building, please attach a paint sample for approval. NOTE: SOME ALTERATIONS MAY REQUIRE HISTORIC REVIEW AND/OR BUILDING PERMITS. Please Contact Staff to determine if your project requires a building permit.
2. **Historic Significance:** Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.
3. **Historical Documentation:** If applicable, include any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

Photographs: Submit a "before" photo of the project site. An "after" photograph is required upon completion of the project. **Digital photos should be submitted via an e-mail attachment.**

Project Costs: Attach the contractor's bids, or a list of detailed estimates for materials. Eligible labor costs are limited to those performed by a licensed contractor in the state of Oregon. (Example of materials estimates: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600).

Item #2.

Cost Estimate/Bid #1: \$1150 Jeffrey Franz Kitchen

Cost Estimate/Bid #2: \$1500 East Portland Sash

Total grant amount requested (up to 50% of project cost, maximum \$1000): 575-750

Project Scheduling:

Beginning Date: 3/18/2022 Completion Date: 2 Weeks

Projects must be completed within the grant cycle of July 1 – June 30. Contact staff if you need an extension. Contact staff when you actually begin the proposed work, and when you finish the project. Preservation staff will inspect the work when the project is completed.

I have read the Oregon City Design Guidelines for Exterior Alterations and agree to do the project as submitted and approved within the grant cycle. I will notify the Board when I begin the project and when the project is completed.

Signature: C.D.H Date: 3/11/2022

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Cameron Houston

3/11/2022

Historic Grant Application Addendum

Bedroom 2 & 3

1. Project Description: Briefly explain the proposed work and the materials to be used.

- a. The focus of this project is to restore the original double hung wood windows in the kitchen on the main level of the Richard Templeton House. This includes completely removing the windows stripping to bare wood, recaulking the glass, finishing with paint, and reinstalling the windows with new polycord and weather stripping.

2. Historic Significance: Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.

- a. These windows reside on the North side of the home and are visible from Washington St. These windows serve as the primary double hung windows on this side of the home, with the only remaining being on the mid level stair landing. Similarly to the other windows in the home they are overdue for care and maintenance. By restoring these windows the home will gain back much of the original character, and equally as important, function that it was built with.

3. Historical Documentation: If applicable, include any physical evidence such as old paint lines, orig

- a. N/A but additional photos can be provided upon request.

WINDOW REPAIR WORKSHEET

Project Address: 404 Washington St.				
Window # BD 1 keyed to site map		Window Location: Front of house, 2nd level		
CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				X
2. Condition Of The Paint				X
3. Condition Of The Frame And Sill				X
4. Condition Of The Sash			X	X
5. Condition of The Rails			X	
6. Condition of The Stiles			X	
7. Condition of The Muntins				X
8. Condition of Hardware				X
9. Glazing Problems				X
10. Other:				

PLEASE PROVIDE AN INTERIOR/EXTERIOR OR CONTEXT PHOTO FOR EACH WINDOW

From: [Cameron Houston](#)
To: [Kelly Reid](#)
Subject: Fwd: Oregon City window Estimate
Date: Sunday, March 20, 2022 6:12:04 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Kelly!

Just saw your email, here is the quote from Jeffrey Franz for his bid. The East Portland sash persons, whose name also happens to be Jeffrey lol, just gave us a verbal quote when he walked through. Will that work for you? He said he had worked with the grant program before. I could try and get a copy of his quote but I doubt they will get it to me quickly because he said they are incredibly slammed right now. Let me know what you think.

Thanks,
Cameron

----- Forwarded message -----

From: **Quinn Pruitt** <quinn.m.pruitt@gmail.com>
Date: Sun, Mar 20, 2022 at 6:09 PM
Subject: Fwd: Oregon City window Estimate
To: Cameron Houston <camhouston95@gmail.com>

----- Forwarded message -----

From: **Jeffrey Franz** <jeffreyfranzrepairs@gmail.com>
Date: Sun, Mar 6, 2022 at 3:32 PM
Subject: Oregon City window Estimate
To: Quinn Pruitt <quinn.m.pruitt@gmail.com>

Quinn m. Pruitt
[2305 SE Oak St](#)
[Portland OR 97214](#), for
404 Washington St.
Oregon City OR 97045

Estimate/Contract

Repair of double-hung windows includes taking two sashes, three beads and three stops of each double-hung window to a commercial paint stripping service. The openings will be covered with plywood while the process occurs. Old glazing will be removed and replaced, and linseed oil will be applied to all wood.

The window opening will be fitted with new sash cords and weather strips before installing the window sashes.

The owner can decide on paint or varnish on both the interior and exterior sides of the sashes. If paint is chosen, the owners must provide the correct paint for the sides they want painted. The varnish is McCloskey Marine Spar varnish, provided by the contractor.

The windows that have been reviewed for this work include:

Southeast Bedroom, two double-hung windows, \$675 each for varnish, \$625 for paint
 Northeast Bedroom, two double-hung windows, \$675 each for varnish, \$625 for paint
 Kitchen over the sink, two double-hung windows, \$700 for varnish, \$650 for paint

Payment terms are that one-half the cost of two windows minimum is due upon extraction, with a final half of payment due when the windows are installed.

The contractor is licensed with the Oregon CCB. This contract does not contain an arbitration clause. The owner has the right to file a complaint with the CCB.

Owner.....Date.....

Contractor.....Date.....

Jeffrey G. Franz
 Sole Proprietor, CCB# 160533
[1230 SE Morrison, Ste. 408](#)
[Portland OR 97214](#)
 503-234-9641













Taxlot Information

Parcel Number (APN) 2-2E-31AC-06300
Primary Situs Address 404 WASHINGTON ST
OREGON CITY, OR 97045
County CLACKAMAS

Section T2S R2E S31
Latitude 45.354158
Longitude -122.606973
R Number (Alt ID) 00573356
Approx. Size (acres) 0.10459142
USGS Quad Name Oregon City
Within Oregon City Limits? Y
Urban Growth Boundary (UGB) Inside

**Political Boundaries**

Jurisdiction OREGON CITY
Voting Precinct 2.00000000
US Congressional District 5
Oregon House District 40
Oregon Senate District 20
Metro Council District 2
Metro Councilor Christine Lewis
Metro Councilor Email christine.lewis@oregonmetro.gov

Assessment & Value Information

Taxmap 2S2E31AC
Land Value (Mkt) \$103,786
Building Value (Mkt) \$212,260
Exempt Amount \$0
Net Value (Mkt)
Assessed Value \$145,770
Year Built (if known) 1912
Sale Date 200604
Sale Price \$250,000
Document Date 2006-04-17 00:00
Document Number 2006-034810
State General Prop. Code 101
County Tax Code 062002



Land Use and Planning

<i>Zoning</i>	R-6	<i>In SDC Discount Area?</i>	N
<i>Comprehensive Plan</i>	LR	<i>In Thayer Rd Pond Fee Area?</i>	N
<i>Subdivision</i>	OREGON CITY	<i>In Beavercreek Rd Access Area?</i>	N
<i>Subdivision Plat Number</i>	2	<i>In Willamette River Greenway?</i>	N
<i>PUD (if known)</i>	0	<i>In Geologic Hazard?</i>	N
<i>Partition Plat Number</i>	0	<i>In High Water Table Area?</i>	N
<i>Neighborhood Association</i>	MCLOUGHLIN	<i>In Nat. Res. Overlay District (NROD)?</i>	N
<i>Urban Renewal District</i>	NONE	<i>In 1996/FEMA 2008 100-yr Floodplain?</i>	N
<i>Historic District</i>	MCD	<i>In FEMA Floodway?</i>	N
<i>Historic Designated Struct.?</i>	MCD	<i>In Barlow Trail Area?</i>	N
<i>Concept Plan Area</i>	NONE	<i>In Vertical Housing Dev. Zone?</i>	N
<i>Urban/Rural Reserve</i>		<i>In Enterprise Zone?</i>	N
<i>Reserve Name</i>		<i>In Opportunity Zone?</i>	Y
<i>Watershed</i>	Abernethy Creek-Willamette River		
<i>Sub-Watershed</i>	Tanner Creek-Willamette River		
<i>Basin</i>	Willamette		
<i>Sub-Basin</i>	Middle Willamette		

Service Districts

<i>Elementary School</i>	CANDY LANE/JENNINGS LODGE
<i>Middle School</i>	GARDINER MIDDLE
<i>High School</i>	OREGON CITY HIGH
<i>School District</i>	OREGON CITY
<i>Oregon Dept. of Ed. Dist. ID</i>	1928
<i>Nat Cntr for Ed Stats Dist ID</i>	4109330
<i>Water District</i>	
<i>Park District</i>	
<i>Sewer District</i>	Tri-City Service District
<i>Fire District</i>	Clackamas Fire District #1
<i>Fire Management Zone</i>	6597
<i>Transit District</i>	Tri-County Metropolitan
<i>Garbage Hauler</i>	Oregon City Garbage Co.
<i>Garbage Hauler Phone</i>	(503) 656-8403

Census Information

<i>Census Tract</i>	224.00000000
<i>Census Block Group</i>	4
<i>Census Block Grp. Pop. (2010)</i>	651



Oregon City GIS Map

Item #2.



Legend

Street Names

Taxlots

Taxlots Outside UGB

Unimproved ROW

City Limits

UGB

Basemap

Notes

Overview Map



0 196 393 Feet

1: 2,357



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.

Map created 3/22/2022

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



Page 100

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 404 WASHINGTON ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 15 N		Longitude: 122 36 25 W		
Township: 02S	Range: 02E	Section: 31	Block: 61	Lot: 5x	Map #: 22E31AC	Tax Lot #: 6300	
Date of Construction: c. 1912		Historic Name: Templeton, Henry J., Rental			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Craftsman				Plan Type/Shape: Rectangle		Number of Stories: 1.5	
Foundation Material: Concrete				Structural Framing: Unknown		Moved? No	
Roof Type/Material: Gable / Composition shingle				Window Type/Material: 1/1 wood double-hung			
Exterior Surface Materials Primary: Drop				Secondary: Wood shingle		Decorative:	
Exterior Alterations or Additions/Approximate Date: Fixed picture windows replace paired double-hung windows on south; Chimney near house center replaced with skylight							
Number and Type of Associated Resources: Small garage (1)							
Integrity: Good		Condition: Good		Local Ranking: Designated Historic Site		National Register Listed? No	
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features:							
This 1-1/2 story house sits under a front gable roof with a hipped porch running the full width of the west façade. The porch hip is supported by series of tapered square columns resting on a solid wood balustrade clad with wood shingles. The gable ends are clad with wood shingles above a narrow string course at the window heads. The shingles are slightly battered at the string course. The majority of the house is clad with double drop siding, finished with cornerboards. The gable features open eaves with knee brackets that penetrate the wide barge boards. The porch sits atop a wide frieze, and also has open eaves. The base of the house, beneath the porch railing and first floor window sills, is also clad with wood shingles. The windows are all double-hung wood sashes with plain board surrounds and small hood moldings at the first floor level. Aluminum storms have been added to all the windows. Under the porch hip, a shallow octagonal bay is located near the south end of the façade. A two car garage sits just to the north of the house under a gable roof with minimal eaves. The garage is clad with drop siding, and has two replacement overhead doors.							
Statement of Significance:							
In 1845, executor Eloisa Harvey sold lots 1-8 to Benjamin Jagger. The properties passed among the Jagger family. In 1912, Minnie Jagger sold lots 5 and 6 to Henry Templeton. H.J. Templeton was born in Wales in 1857 and worked as a finisher in the Oregon City woolen mills in 1900. His wife Charlotte, born in 1859 in Wales. They had six children: the older ones were born in Wales and the younger ones in Massachusetts. By 1912, Templeton had purchased several lots in this block and had built three rentals. The first tenants of this house were Peter D. and Margaret Forbes. Forbes was a supervisor of manual training in the Oregon City High School in 1916. In 1933, Henry sold the lots to Helen Templeton. Ten years later, in 1944, Helen sold parts of lots 5 and 6 to D.B. and Marian Elledge. The Elledges sold the lots to Barney and Dorothy Goetz in 1946. In 1947, Barney Goetz sold the lots to Henry and Hazel Courand. The Courands sold the next year to Bert and Agnes Morgan. The Morgans retained the lots for over 20 years. In 1974 they were sold to Ted and Sonora Garrison and then in 1978 to Roy and Susan Carley. In 1979 the lots were sold yet again to Albert and Elizabeth Guenther.							

Researcher/Organization: Alex McMurry / HPNW				Date Recorded: 5/1/2002	
Survey Form Page 1		Address: 404 WASHINGTON ST		Local Designation #	
				SHPO #	

Site Address	Work Type	Date Approved	Reimbursement Deadline	Budget Cycle	Grant File #	Amount Requested	Total Project Cost	Amount Awarded	Amount Received	Note	Maximum possible reimbursement
910 Pierce	Window repair	October 2021	June 2022	21-22	PG 21-04	1000 +	\$ 3,500	\$1,000	\$ 1,000	can receive additional \$750 only if not awarded to others	1750
204 Jefferson	Window repair	February 2022	June 2022	21-22	PG 22-01	1000 +	\$ 19,600	\$1,000		can receive an additional \$2,250 if not awarded to others	3250
404 Washington	Window repair		June 2022	21-22	PG 22-02, 22-03, 22-04	1825	\$ 3,850			project divided into three grant applications (three rooms)	
REMAINING								\$3,000			0



CITY OF OREGON CITY

Staff Report

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

To: Historic Review Board
From: Planner Kelly Reid

Agenda Date: 3/29/2022

SUBJECT:

Design Advice for addition to non-designated structure at 117 High Street.

BACKGROUND:

The owner proposes a breezeway connecting a new master suite to the residential structure at 117 High Street, a non-designated structure in the McLoughlin Conservation District. Preliminary architectural renderings and plans are provided for comment. The addition will likely be greater than 30% of the original floor area of the building and will trigger historic review for new construction.

The Historic Review Board created the design advice process as a way to interact with applicants at the beginning of the design process. These interactions are at publicly noticed meetings and are entered into the record if the applicant submits for historic land use approval. Board members may provide non-binding advice and feedback on an individual basis (not from the Board as a whole).

Oregon City GIS Map

Item #3.



Legend

Street Names

Taxlots

Taxlots Outside UGB

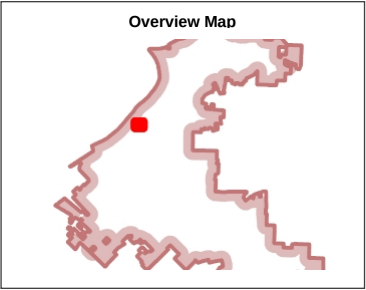
Unimproved ROW

City Limits

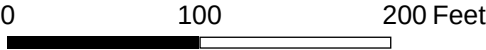
UGB

Basemap

Notes



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1: 1,200

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



OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 117 HIGH ST		City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 12 N	Longitude: 122 36 40 W
Township: 02S	Range: 02E	Section: 31 Block: 73 Lot: 2x	Map #: 22E31CA Tax Lot #: 300
Date of Construction: c. 1920	Historic Name:	Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA	*Current Name or Use: Domestic - single dwelling	Associated Archaeological Site: Unknown	
Architectural Classification(s): Bungalow		Plan Type/Shape: Rectangle	Number of Stories: 1.0
Foundation Material: Concrete		Structural Framing: Unknown	Moved? No
Roof Type/Material: Gable / Composition shingle		Window Type/Material: 8/1 wood double-hung	
Exterior Surface Materials Primary: Channel drop		Secondary:	Decorative:
Exterior Alterations or Additions/Approximate Date: Early garage infill; aluminum storms			
Number and Type of Associated Resources: None			
Integrity: Good	Condition: Good	Local Ranking:	National Register Listed? No
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old			
Description of Physical and Landscape Features:			
This bungalow house is rectangular in plan and sits on a poured concrete foundation. The gable roof is covered in composition shingles and is pierced by a chimney. The eaves are supported by brackets and the rafter tails are exposed. The siding is channel rustic drop with corner boards. Windows are 8/1 and 6/1 wood double-hung windows. The front door is multi-light. The small porch is covered with a gable roof supported by battered posts and has a wood spindle railing. A secondary entrance on the north façade is also covered with a small gable roof. A concrete wall lines the front yard that is approximately two feet above the sidewalk.			
Statement of Significance:			

Researcher/Organization: Heather Goodson / HPNW		Date Recorded: 4/12/2002	
Survey Form Page 1	Address: 117 HIGH ST	Local Designation #	SHPO #

117 High St. | Home Addition Proposal

Item #3.

Year Built: 1920

Architectural Style: Primitive

Building Area: 700-sf

Narrative:

The aim of this home addition is to add a bedroom suite on the north side our property in a way that responds well to the natural terrain conditions. Like many of the properties on High St, the house is built on a shelf of basalt bedrock which has a highly variable layout of rocky outcroppings and soil depths. The foundation of the home actually conforms to that bedrock, such that the north end of the building sits on a rock ledge several feet above the floor level at the south end. And generally, the property steps up on gradations of rock in a south-to-north direction. Consequently, in the only space available for a building addition, the ground level is situated above the floor level of the existing house. Also of note — a large outcrop of rock is located roughly in the middle of the yard space where we intend to build the addition.

Our design concept is based on building around that outcrop feature and up on the elevated level of terrain. To handle that transition, we propose building an enclosed breezeway extending from the NW corner of the house, and out onto a relatively open and flat area where we intend to site the bedroom suite. In doing so, we will be creating a small courtyard space between the original building and the addition that showcases the rock outcropping as a central feature. We intend to have a small set of stairs in the breezeway that will rise 2-3ft to the floor level of the addition.

The footprint of the added bedroom suite will be relatively small (200-250sf depending on property-line setback requirements) and will contain a full bathroom and an office loft. The breezeway will mainly serve a transitional function — between the original building and addition, and between indoor and outdoor space. We do not anticipate that the breezeway will function as a living space. We are not planning any changes to the original building, but anticipate that the building addition will conflict with the eaves of the existing roof. As such, we will use this opportunity to replace the main roof as well.

PROPOSED



EXISTING



Street View 3

CONCEPTUAL RENDERERS

PROPOSED



Street View 1

PROPOSED



EXISTING

Street View 2

PROPOSED



EXISTING



Street View 3

CONCEPTUAL RENDERS

PROPOSED



Building Addition - Elevation

CONCEPTUAL RENDERERS

PROPOSED



Building Addition - Perspective

CONCEPTUAL RENDERS



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Tuesday, April 27, 2021

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Blythe called the meeting to order at 7:00 PM.

Present: 3 - Board Member Ray Stobie, Board Member Sabrina Ferry, and Board Member Grant Blythe

Absent: 2 - Board Member Carrie Crook and Board Member Paul Edgar

Staffers: 1 - Planner Kelly Reid

2. Public Comment — None

3. Public Hearing: **CONTINUANCE: GLUA-21-00015 and HR 21-00008: Historic Review for exterior alterations to a noncontributing home in the Canemah National Register District at 601 4th Avenue.**

Chair Blythe opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare.

All board members had visited the site.

Kelly Reid, Planner, said the applicant had requested a continuance. Exterior alterations had been made to the home that were not consistent with the HRB policies.

There was discussion regarding the 120 day deadline.

Abigail Klun, applicant, explained she was requesting a continuance to have more time to revise the original application per staff's request for two additional items.

A motion was made by Board Member Stobie, seconded by Board Member Ferry, to continue the hearing for GLUA-21-00015/ HR 21-00008 to May 25, 2021. The motion carried by the following vote:

Aye: 3 – Chair Blythe, Board Member Stobie, and Board Member Ferry

4. Other Business: Preservation Grant 21-02: Window Repair on the Francis C. Butler House at 924 4th Street

Ms. Reid summarized the grant request for repair of a wood window and shared photos of the window.

Janine Offutt, applicant, explained the condition of the window and the proposed repairs.

A motion was made by Chair Blythe, seconded by Board Member Stobie, to approve the grant request in the amount of \$150. The motion carried by the following vote:

Aye: 3 – Chair Blythe, Board Member Ferry, and Board Member Stobie

Ruth McBride Powers Preservation Award

Ms. Reid said the Board annually nominated an individual or group for this award. She suggested Friends of the Ermatinger House for their role in virtual events and social media outreach while the house was closed due to Covid. Another suggestion was the volunteers from the Clackamas Historical Society for upkeep work on the Stevens Crawford House.

There was discussion regarding the suggestions.

There was consensus to nominate both groups for the award.

Compatible Change Project: Summary of Community Input

Ms. Reid gave a presentation on the Compatible Change Project and projects that should be reviewed by the HRB. She discussed the regulations in the Canemah and McLoughlin districts, current review thresholds, community engagement, what compatibility meant, alternative approaches for new construction, alternatives that were considered but rejected, evaluation criteria for the options, new construction review alternatives, open house results, how alternatives 3 and 4 were the preferred options, other comments on the new construction thresholds, and overview of major public improvements and examples. There was not much feedback on public improvements and her recommendation was for the HRB to make recommendations at a future Work Session and then get targeted input on the more specific questions they were asking the community.

There was consensus to have two Work Sessions, one in May on new construction thresholds and one in June on public improvements.

July 28, 2020 Draft Meeting Minutes

A motion was made by Chair Blythe, seconded by Board Member Ferry, to approve the July 28, 2020 minutes. The motion carried by the following vote:

Aye: 3 – Chair Blythe, Board Member Ferry, and Board Member Stobie

5. Communications

Ms. Reid said May was Preservation Month. There was an art and poetry contest and a City Commission proclamation and presentation of the preservation awards next week in honor of the month.

There was discussion regarding how to better inform the public about the process for alterations.

6. Adjournment

Chair Blythe adjourned the meeting at 8:18 PM.



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Tuesday, May 25, 2021

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Blythe called the meeting to order at 7:01 PM.

Present: 4 - Board Member Paul Edgar, Board Member Ray Stobie, Board Member Sabrina Ferry, and Board Member Grant Blythe

Staffers: 1 - Planner Kelly Reid

2. Public Comment — None

3. Public Hearing: GLUA-20-00022 and HR 20-10: Historic Review for alterations to a contributing structure in the Canemah National Register District at 112 Miller St.

Chair Blythe opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare.

All board members had visited the site.

Kelly Reid, Planner, said this was historic review for alterations to an existing contributing home at 112 Miller Street in the Canemah District. She shared photos showing the poor condition of the home. The proposal included restoration of the house and the addition of a shed dormer to the north facing roof. She showed examples of similar side dormers. The applicant also proposed to replace all of the windows which would need to match the originals. She reviewed the recommended conditions of approval.

The applicant Jason Jacobucci discussed the current condition of the windows, which needed to be replaced, not repaired. He also explained the bids he received for the windows and confirmed they would be identical to the originals. The intent was to make the house livable again and to bring it back closer to what it used to be. The dormer matched a house around the corner from this house.

There was discussion regarding the concrete foundation, starting the dormer at the crest of the roof, window replacement and costs, and maintaining the look of the bottom sill plate and apron on the windows.

Chair Blythe shared guidelines for dormer dimensions. He suggested a setback on all the sides to make it the least impactful to the original structure.

Chair Blythe closed the public hearing.

There was further discussion regarding compatibility of the replacement windows, adding a condition that the sill plate and apron be maintained as best as they could, and dormer window size and configuration.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve GLUA-20-00022 and HR 20-10: Historic Review for alterations to a contributing structure in the Canemah National Register District at 112 Miller St with the added conditions that the original exterior window sill and apron design should be maintained, the face of the dormer should be set back 12 inches from the wall below, and the dormer window sizes might vary as needed from what was proposed. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board Member Ferry

GLUA-21-00021 and HR 21-09: Historic Review for New Construction in the McLoughlin Conservation District at 121 Center Street.

Chair Blythe opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare.

Board Member Ferry visited the site and noted that some of the siding had been removed and the original siding was underneath. Board Member Stobie also visited the site and noticed the same thing. Chair Blythe visited the site as well.

Ms. Reid said this was a historic review for an addition to a non-contributing structure at 121 Center Street in the McLoughlin District. She discussed the design guidelines for new construction projects, siding, windows, height differentiation, neighborhood association comments, and HRB direction on allowing reuse of the existing window on the front to match the rest of the home and a new window on the side proposed to be vinyl or fiberglass. She reviewed the recommended conditions of approval.

Alan Brzycki, representing the applicant, said they were fitting the addition in between an existing kitchen window and the existing front plane of the house. It was a bedroom addition and they wanted to make it as seamless as possible to the look of the existing home. The doors in the plan were French doors, not a sliding glass door. The stairs would only be pressure treated if they touched the ground.

Matt and Lauren Jenkins, applicants, said they were also open to concrete stairs. The windows were currently vinyl, but they could put in fiberglass or vinyl windows.

Ms. Reid clarified the condition was for no visible pressure treated wood.

Board Member Edgar agreed with the comments made by the McLoughlin Neighborhood Association. He suggested putting in a 4 inch trim board to

differentiate the addition. He was in favor of the applicant's proposal to reuse an existing window on the front of the house.

Chair Blythe asked about the original siding. Mr. Jenkins said it was a tongue and groove style. It looked like the walls were insulated after the construction. He thought the siding would not be the same in the area they were adding the addition.

Chair Blythe asked about adding a piece of vertical trim for the transition. Mr. Brzycki said there was already a downspout there that might provide what they were looking for. They also might want to put a small piece of trim between the two types of siding anyway.

Chair Blythe asked why they made the addition flush with the front of the house instead of set back. Ms. Jenkins said it was due to the location of the kitchen window and to provide as much room in the bedroom as possible.

Chair Blythe closed the public hearing.

There was discussion regarding allowing the shutters to be moved with the existing window to the front of the house and allowing shutters on the side of the house as well. There was also discussion about the proposed siding which should match as closely as possible with the existing siding and differentiated with the downspout or trim piece.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve GLUA-21-00021 and HR 21-09: Historic Review for New Construction in the McLoughlin Conservation District at 121 Center Street with the added conditions that the new windows be 1 to 1 double hung either fiberglass or wood with traditional window trim, sill, and apron as stated in the McLoughlin Neighborhood Association letter, the applicant could use the existing side window and shutters on the front of the addition, and the shutters on the side of the house would match the existing shutters. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board Member Ferry

CONTINUANCE: GLUA-21-00015 and HR 21-00008: Historic Review for exterior alterations to a noncontributing home in the Canemah National Register District at 601 4th Avenue.

A motion was made by Board Member Stobie, seconded by Board Member Edgar, to continue the hearing for GLUA-21-00015/ HR 21-00008 to September 28, 2021. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board Member Ferry

4. Other Business: August 25 and September 30, 2020 HRB Minutes

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve the August 25 and September 30, 2020 minutes. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board

Member Ferry

Design Advice for a New Single Family Home on the Landmark Property at 412 Logus Street – Rasmussen-Hadley House

Ms. Reid said this was a landmark outside of a district. The applicant was hoping to develop a new home on the second half of the property. This would be considered an alteration to an existing historic site. The mature trees on the site would be preserved. She shared the draft designs of the new two story home. She thought the setbacks from the existing home were appropriate but the scrollwork detail on the front porch was detailed and might detract from the existing house.

The designer representing Claudia Howell, the applicant, discussed preservation of the trees and proposed design of the house.

There was discussion regarding the roof design of the porch, historic style of the new house, pitch of the main roof, windows, how this site was a local landmark but not national landmark, porch apron, porch width, porch roof, front door, compatibility for solar panels, explaining the roof pitch in detail in the application, and no vinyl windows allowed.

Compatible Change Project: New Construction Thresholds Work Session

Ms. Reid summarized the new construction review alternatives, open house results, and potential code amendments.

There was discussion regarding the definition of new construction, floor area calculation, public outreach, preferred alternative, and guidelines for commercial.

There was consensus to bring this back to another meeting to give the Board more time to review it.

5. Communications

Board Member Edgar thought there should be more outreach to new residents in the historic districts.

Ms. Reid said staff sent out welcome packets to new residents. She could also make them available to neighborhood associations to pass out.

Chair Blythe asked for more information about the HRB's findings when it came to applications that were appealed.

Ms. Reid said Board Member Carrie Crook had resigned her position.

There was discussion regarding filling the vacancy, especially with someone who had architectural experience.

6. Adjournment

Chair Blythe adjourned the meeting at 10:20 PM.