



CITY OF OREGON CITY HISTORIC REVIEW BOARD AGENDA

Virtual Meeting
Tuesday, March 23, 2021 at 7:00 PM

This meeting will be held online via Zoom; please contact planning@orccity.org for the meeting link.

CALL TO ORDER

PUBLIC COMMENT

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

OTHER BUSINESS

1. Preservation Grant 21-01: Window Repair on the Arthur Howland House at 515 High St.

PUBLIC HEARING

2. GLUA-21-00001/ HR 21-00001 through 21-00005: Historic Review for Canemah Cottages in the Canemah National Register Historic District.

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: 03/23/2021

SUBJECT:

Preservation Grant 21-01: Window Repair on the Arthur Howland House at 515 High St.

STAFF RECOMMENDATION:

Staff Recommends awarding the grant for window repair.

EXECUTIVE SUMMARY:

The applicant is seeking to repair five to seven wood windows in poor condition. The work includes glazing repair, rail repair, re-fitting of stops, repair of chips, and installation of weather stripping. The applicant provided photos and window worksheets demonstrating the condition of the windows. the applicant would like to have the option of including in the scope of work repainting of the windows after the repair work is completed.

BACKGROUND:

The applicant is seeking up to \$775, or 50% of the cost of the work.

See staff report for more information.

OPTIONS:

1. Award the grant for window repair
2. Other action preferred by the Board

BUDGET IMPACT:

Amount: \$ 775

FY(s): 2020-2021

Funding Source(s): General Fund (\$5000 available each year for Preservation Grants)



**PRESERVATION GRANT REQUEST
HISTORIC REVIEW BOARD
March 23, 2021**

FILE NO.: PG 21-01

**HEARING DATE /
LOCATION:** March 23, 2021
Virtual Meeting

**APPLICANT/
PROPERTY OWNER:** Vicki and Philip Yates

LOCATION: 515 High Street
Oregon City, Oregon 97045

REQUEST: The applicant is seeking approval for a preservation grant of up to \$775 for wood window repair of up to 7 windows on the Arthur Howland House.

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 five to seven wood windows in poor condition. The work includes glazing repair, rail repair, re-fitting of stops, repair of chips, and installation of weather stripping. The applicant provided photos and window worksheets demonstrating the condition of the windows. the applicant would like to have the option of including in the scope of work repainting of the windows after the repair work is completed.

Property Description and Statement of Significance:

The large bungalow at 515 High Street was built in 1914. The building is essentially square, with two projections for porches and one for the main entry. The house has a gabled roof with a shed roofed dormer, possibly an early addition. The porch facing High Street has a hipped roof and exposed rafter tails. The windows on this porch are 9/1 vinyl grids. The other windows of the house 1/1 wood double-hung. Exterior cladding is wood bevel siding. Decorative features include eave brackets and exposed rafter tails.



Statement of Significance: Arthur Howland was the partner of S.O. Dillman in the real estate and insurance business of Dillman and Howland, located for many years at 8th and Main Streets. Mr. Howland was born in Massachusetts. He came to Oregon in 1891, when he was 18 years old. Mr. Howland married Sedonia Chase, daughter of James and Sarah Chase. Sadie Howland taught school at both Canemah and Oregon City's Atkinson School.

Project Bids

Window Repair:

Bid #1 Jeffrey Franz \$750 (according to bid)

Bid #2 Chosen Wood Windows: \$1931

The bids are provided in the application materials. The applicant added a bid revision to the Franz bid for similar repairs to two more windows which is likely to cost \$60 to \$100 and repainting of each sash following the repair work, which would cost \$700. The total with all this included is \$1550. The grant program could cover 50% or up to \$775.

Grant Funding:

Item #1.

A total of \$5,000 is available each fiscal year. The Board has awarded \$1000 so far, and an additional \$2000 if funding is left over at the end of the fiscal year.

If approved, the grant applicant would receive a grant amount up to 50% of the project cost.

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.

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 pick up at the Community Development Division, 698 Warner Parrott Rd.
3. **Projects must be completed by June 30, 2021.** 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.

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 513 HIGH ST				City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 23 N		Longitude: 122 36 29 W		
Township: 02S	Range: 02E	Section: 31	Block: 33	Lot: 2	Map #: 22E31AC	Tax Lot #: 4200	
Date of Construction: c. 1914		Historic Name:			Historic Use or Function: Domestic - single dwelling		
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - multiple dwelling			Associated Archaeological Site: Unknown		
Architectural Classification(s): Bungalow				Plan Type/Shape: Square		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: Lap				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: Window replacement in bay c.2000; front entry deck c.2000							
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:							
The large bungalow at 513 High Street was built in 1914. The building is essentially square, with two projections for porches and one for the main entry. The house has a gabled roof with a shed roofed dormer, possibly an early addition. The porch facing High Street has a hipped roof and exposed rafter tails. The windows on this porch are 9/1 vinyl grids. The other windows of the house are 1/1 wood double-hung. Exterior cladding is wood bevel siding. Decorative features include eave brackets and exposed rafter tails.							
Statement of Significance:							
Arthur Howland was the partner of S.O. Dillman in the real estate and insurance business of Dillman and Howland, located for many years at 8th and Main Streets. Mr. Howland was born in Massachusetts. He came to Oregon in 1891, when he was 18 years old. Mr. Howland married Sedonia Chase, daughter of James and Sarah Chase. Sadie Howland taught school at both Canemah and Oregon City's Atkinson School.							

Researcher/Organization: Bernadette Niederer / HPNW				Date Recorded: 5/10/2002			
Survey Form Page 1		Address: 513 HIGH ST		Local Designation #		SHPO #	



CITY OF OREGON CITY

Historic Review Board

698 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 # _____ (staff to fill out)

Date: 3/2/21 Applicant Name: Vicki + Philip Yates

Site Address: 515 HIGH ST. OREGON CITY 97045

Phone Number: 503-318-6253

E-mail address: vickihyates@gmail.com

Historic Name: Arthur Howland House Architectural Style: Bungalow

Previous Grant Approval File #'s unknown - many years ago Total Amount _____

How did you hear about the program?: Live in McLoughlin Cons. District

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).

Cost Estimate/Bid #1:

(no painting)
\$630.00 - #690 Jeffrey Franz

Cost Estimate/Bid #2:

\$1,931.00 - Chosen Wood Windows

(including painting) (sunroom/office only)
(\$2,486)

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

~~\$315.00~~ ~~#345~~

Project Scheduling:

Beginning Date:

May or June 2021

Completion Date:

May or June 2021

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:

Ursula Yates

Date:

3-9-21

YATES HRB GRANT APPLICATION
515 High Street

1. Project Description: Many years ago, we had many of our historic windows made into double paned windows, and were granted HRB funds to do that. Two of the windows that were repaired years ago are chipping/splitting and need additional work (one in the living room and one in the downstairs bedroom). The splitting is unsightly and makes it difficult to open and close these windows. There are five windows in our office (referred to as "the porch facing High Street" on the City's inventory) that were never double paned, and three of them are in terrible condition. The frames are separating at some of the joints, the glass is coming out, the windows don't close completely, allowing the rain to come in and a few other technical problems that are described in the estimates attached. (Please note that the City Inventory form states that the windows on this porch are "9/1 vinyl grids". That is incorrect. I informed the City several years ago that they are old wood, single pane windows and asked that the inventory form be changed, but that has not occurred. I would appreciate a correction to the Inventory Form.)
2. Historic Significance: The Arthur Howland House, a bungalow, was built on the bluff south of the elevator in 1914. Decorative features include eave brackets and exposed rafter tails. The significant history of the home is detailed under "Planning" on the City's website. I also notice that there is another Arthur Howland House on the bluff on Center Street. It is a larger and grander home than ours. I don't know for sure, but I have always surmised that our house was a "starter home" for the Howland family, and once the family grew and became more prosperous, they built and moved into the larger Center Street house. We have owned our home since 2003, and take a lot of pride in the work we have put into the house to keep it in excellent condition. If these windows are not repaired, the home will sustain damage and deterioration.
3. Historic Documentation: We do not want to alter the exterior in any way, so no additional documentation is attached. We just want to conserve the home.

Please note:

The OC web info on our house under "Oregon City Historic Resource Survey Form" has a second error. The address is listed as 513 High Street. The house used to be a duplex, 513 and 515 High Street. When the house was converted to a single family house around 15 years ago, we kept 515 as the address. The City website has it as 513. Please change it to reflect that the address is 515.

COVID-19 (Coronavirus) Information

Item #1.



Planning

515 High Street (Previously 513-515)

The large bungalow at 515 High Street was built in 1914. The building is essentially square, with two projections for porches and one for the main entry. The house has a gabled roof with a shed roofed dormer, possibly an early addition. The porch facing High Street has a hipped roof and exposed rafter tails. The windows on this porch are 9/1 vinyl grids. The other windows of the house 1/1 wood double-hung. Exterior cladding is wood bevel siding. Decorative features include eave brackets and exposed rafter tails.



Statement of Significance: Arthur Howland was the partner of S.O. Dillman in the real estate and insurance business of Dillman and Howland, located for many years at 8th and Main Streets. Mr. Howland was born in Massachusetts. He came to Oregon in 1891, when he was 18 years old. Mr. Howland married Sedonia Chase, daughter of James and Sarah Chase. Sadie Howland taught school at both Canemah and Oregon City's Atkinson School.

feedback

Supporting Documents

 513-515 High Street Historic Inventory Form (27 KB)

<https://www.orcity.org/planning/515-high-street-previously-513-515>

wrong address

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Item #1.

Street Address: 513 HIGH ST			City: OREGON CITY		
USGS Quad Name: Oregon City		GPS Latitude: 45 21 23 N		Longitude: 122 36 29 W	
Township: 02S	Range: 02E	Section: 31	Block: 33	Lot: 2	Map #: 22E31AC Tax Lot #: 4200
Date of Construction: c. 1914		Historic Name:		Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - multiple dwelling		Associated Archaeological Site: Unknown	
Architectural Classification(s): Bungalow			Plan Type/Shape: Square		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: Lap			Secondary:		Decorative:
Exterior Alterations or Additions/Approximate Date: Window replacement in bay c.2000; front entry deck c.2000					
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:					
The large bungalow at 513 High Street was built in 1914. The building is essentially square, with two projections for porches and one for the main entry. The house has a gabled roof with a shed roofed dormer, possibly an early addition. The porch facing High Street has a hipped roof and exposed rafter tails. The windows on this porch are 9/1 vinyl grids. The other windows of the house 1/1 wood double-hung. Exterior cladding wood bevel siding. Decorative features include eave brackets and exposed rafter tails.					
Statement of Significance:					
Arthur Howland was the partner of S.O. Dillman in the real estate and insurance business of Dillman and Howland, located for many years at 8th and Main Streets. Mr. Howland was born in Massachusetts. He came to Oregon in 1891, when he was 18 years old. Mr. Howland married Sedonia Chase, daughter of James and Sarah Chase. Sadie Howland taught school at both Canemah and Oregon City's Atkinson School.					

Researcher/Organization: Bernadette Niederer / HPNW			Date Recorded: 5/10/2002		
Survey Form Page 1		Address: 513 HIGH ST		Local Designation #	
				SHPO #	

WINDOW REPAIR WORKSHEET

Item #1.

An email containing digital photos of all 5 windows was emailed to Kelly Reid on 3/9/21.

Project Address: 515 High Street, Oregon City, OR 97045				
Window # 1	keyed to site map	Window Location: Living room SW window		
CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			✓	
2. Condition Of The Paint			✓	
3. Condition Of The Frame And Sill			✓	
4. Condition Of The Sash				✓
5. Condition Of The Rails				✓
6. Condition Of The Stiles			✓	
7. Condition Of The Muntins			✓	
8. Condition Of Hardware		✓		
9. Glazing Problems		✓		
10. Other:				

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

WINDOW REPAIR WORKSHEET

Item #1.

An email containing digital photos of all 5 windows was emailed to Kelly Reid on 3/9/21.

Project Address: 515 High Street, Oregon City, OR 97045

Window # 2 keyed to site map

Window Location: Bedroom NE window

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window			✓	
2. Condition Of The Paint			✓	
3. Condition Of The Frame And Sill			✓	
4. Condition Of The Sash			✓	
5. Condition of The Rails				✓
6. Condition of The Stiles			✓	✓
7. Condition of The Muntins			✓	
8. Condition of Hardware			✓	
9. Glazing Problems		✓		
10. Other:		✓		

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

WINDOW REPAIR WORKSHEET

Item #1.

An email containing digital photos of all 5 windows was emailed to Kelly Reid on 3/9/21.

Project Address: 515 High Street, Oregon City, OR 97045

Window # 3 keyed to site map

Window Location:

Office/porch SW window

CONDITON

	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				
2. Condition Of The Paint				✓
3. Condition Of The Frame And Sill			✓	
4. Condition Of The Sash		✓		
5. Condition of The Rails				✓
6. Condition of The Stiles				✓
7. Condition of The Muntins				✓
8. Condition of Hardware			✓	
9. Glazing Problems				✓
10. Other:				✓

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

An email containing digital photos of all 5 windows was emailed to Kelly Reid on 3/9/21.

Project Address: 515 High Street, Oregon City, OR 97045

Window # 4 keyed to site map

Window Location: Office/porch SE window

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				
2. Condition Of The Paint				✓
3. Condition Of The Frame And Sill				✓
4. Condition Of The Sash		✓		
5. Condition of The Rails				✓
6. Condition of The Stiles				✓
7. Condition of The Muntins				✓
8. Condition of Hardware			✓	
9. Glazing Problems		✓		
10. Other:				✓

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

WINDOW REPAIR WORKSHEET

Item #1.

An email containing digital photos of all 5 windows was emailed to Kelly Reid on 3/9/21.

Project Address: 515 High Street, Oregon City, OR 97045

Window # 5 keyed to site map

Window Location:

Office/porch NE window

CONDITON

	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				
2. Condition Of The Paint			✓	
3. Condition Of The Frame And Sill			✓	
4. Condition Of The Sash		✓		
5. Condition of The Rails			✓	
6. Condition of The Stiles			✓	
7. Condition of The Muntins			✓	
8. Condition of Hardware			✓	
9. Glazing Problems		✓		
10. Other:		✓		

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

WINDOW REPAIR WORKSHEET

Item #1.

An email containing digital photos of all 5 windows was emailed to Kelly Reid on 3/9/21.

Project Address: 515 High Street, Oregon City, OR 97045
Window # 6 keyed to site map Window Location:

Office/porch SW window

CONDITON

	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				
2. Condition Of The Paint				✓
3. Condition Of The Frame And Sill			✓	
4. Condition Of The Sash		✓		
5. Condition of The Rails				✓
6. Condition of The Stiles				✓
7. Condition of The Muntins				✓
8. Condition of Hardware			✓	✓
9. Glazing Problems				✓
10. Other:				✓

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

WINDOW REPAIR WORKSHEET

Item #1.

An email containing digital photos of all 5 windows was emailed to Kelly Reid on 3/9/21.

Project Address: 515 High Street, Oregon City, OR 97045
 Window #: 7 keyed to site map Window Location: Office/porch, SW window

CONDITON	Excellent	Good	Fair	Poor
1. Overall Condition Of The Window				
2. Condition Of The Paint				✓
3. Condition Of The Frame And Sill			✓	
4. Condition Of The Sash		✓		
5. Condition of The Rails				✓
6. Condition of The Stiles				✓
7. Condition of The Muntins			✓	✓
8. Condition of Hardware			✓	
9. Glazing Problems				✓
10. Other:				✓

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



Vicki Yates <vickihyates@gmail.com>

Fwd: 515 High St Oregon City Repairs

4 messages

Jeffrey Franz <jeffreyfranzrepairs@gmail.com>
To: vickihyates@icloud.com

Fri, Oct 9, 2020 at 1:27 PM

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

From: Jeffrey Franz <jeffreyfranzrepairs@gmail.com>
Date: Fri, Sep 25, 2020, 9:39 PM
Subject: 515 High St Oregon City Repairs
To: <vickihyates@icloud.com>

Estimate #1

Vicki Yates
515 High Street
Oregon City OR 97045
503-318-6253

Estimate/Contract

Item 1) office SW double-hung window needs repair of bottom rail corner, and glazing repair
Price\$180

Item 2) office SE wall middle double-hung window needs repair of bottom rail corner, glazing repair, and the top sash needs caulk cleared so that the sash can be seated properly and secured
Price.....\$210

Item 3) office NE wall needs to have stop(s) re-fitted to ease the operation of the sash, and to have the top sash secured with a screw(s)
Price.....\$60

Item 4) living room SW double hung has chip in corner of top rail due to parting beads being out of position. Gluing of chip needed, re-fitting of parting beads an option
Price of chip repair ...\$60, bead repairs...\$90

Item 5) bedroom NE double-hung window has chip in top rail due to parting bead friction. Gluing of chip needed, re-fitting of parting beads an option
Price of chip repair...\$60, bead repairs...\$90

Items 1-3 include installation of V-flex weather strips as needed. Items 4 and 5 require a return visit to re-install the sashes.

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

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

Jeffrey G Franz
Sole Proprietor, CCB# 160533
1230 SE Morrison, ste. 408
Portland OR. 97214
503-234-9641

Vicki Yates <vickihyates@gmail.com>
To: Jeffrey Franz <jeffreyfranzrepairs@gmail.com>

Sun, Oct 11, 2020 at 8:15 PM

CHOSEN

WOOD WINDOW
MAINTENANCE, INC.

Chosen Wood Window Maintenance

503-266-3830

OR CCB#132834

WA CCB#CHOSEWW008KJ

Estimate - 6385

Date of Proposal: Saturday, September 26, 2020

Billing Address

Yates, Vicki
515 High St
Oregon City, OR
503-318-6253

Job Site

Yates, Vicki
515 High St
Oregon City, OR
503-318-6253

Estimate
#2

100% Customer Satisfaction is our Goal!

If you have any questions or concerns regarding any aspect of our estimate, please call our office and share them with us

Estimated Job
Completion Hours 10

Job Cost \$1,931.00
Tax \$0.00

Job Total \$1,931.00

Line #	Room	Side + Level	Service	Description	Qty	Amount
1	Sun Room	1-F	Pull + Board	Pull sash and board up opening (Man hours for installation of finished product included here)	1	\$410.00
2			Restore	Full Restoration of Vintage Double Hung (Bottom sash only) P/P: Sash size ~34 1/2 x 28, 1 lite, Weatherstrip sash. Reuse original glass (New DS/CL/AnnI if broken) and hardware.	1	\$448.00
3	Sun Room	1-F	Pull + Board	Pull sash and board up opening (Man hours for installation of finished product included here)	1	\$410.00
4			Restore	Full Restoration of Vintage Double Hung (Bottom sash only) P/P: Sash size ~34 1/2 x 28, 1 lite, Weatherstrip sash. Reuse original glass (New DS/CL/AnnI if broken) and hardware.	1	\$448.00
5			Maint- -enance	During installation of the center bottom double hung: Rerope the top sash and get it to fully close.	1	\$215.00
6				Option: Finish paint on interior and exterior of both sash add \$555		\$555

\$2486 painting

From: [Vicki Yates](#)
To: [Kelly Reid](#)
Subject: Yates HRB grant application addendum
Date: Tuesday, March 9, 2021 12:14:35 PM

Dear Kelly,

Thank you for accepting my application and speaking with me this morning. I am writing to give you some additional information as a result of our conversation.

You asked which bid we prefer. We would like to go with Jeffrey Franz, as he is much less expensive than Chosen and, frankly, I have not been all that happy with Chosen's work in the past.

This morning when I was taking photos of the windows, I noticed a problem with the SW office/porch window that was not discussed or included in Franz's bid. You can see from photos 6 and 7 that were emailed to you this morning that the sashes do not close all the way -they are crooked and overlap in the middle (similar to a problem I have with the SE and NE windows in that room). I would like to get that fixed, but I am not sure of the cost and I don't want to trouble Jeffrey to make another trip out here from Portland to change his bid. I am assuming it will cost an additional \$60-\$100, so it would be nice to have the grant give me an upper limit that could include that cost. In the application, I already gave a range of costs for his bid because of this issue.

The other possible addition is for painting of the windows that will be repaired. Jeffrey has given me a price for painting of \$100 per sash. I think I would need 5 to 7 sashes painted, so I would appreciate an additional \$700 put into the upper limit in case we decide to have the painting done.

Jeffrey wrote me an email with the price per shaft. I will cut and paste it below for you.

Thank you. Vicki Yates

Jeffrey Franz

Mar 8, 2021, 11:52 AM (1 day ago)  Reply

to me



I don't know which is easier, writing a separate contract, or making a pen and ink change on the contract that was produced, which I think they will allow.

I suppose I could write a new one. The price for painting is \$100 each sash.



















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: 03/23/2021

SUBJECT:

GLUA-21-00001/ HR 21-00001 through 21-00005: Historic Review for Canemah Cottages in the Canemah National Register Historic District.

STAFF RECOMMENDATION:

Staff recommends approval with conditions.

EXECUTIVE SUMMARY:

This hearing was continued from March 2nd, 2021. Additional materials requested by the Board have been provided.

There are a number of discrepancies between the Canemah Cottages plans approved by the HRB with conditions in 2017, and the current mostly-constructed dwellings. The discrepancies include some items that better meet the design guidelines, but also some items that are directly in conflict with an HRB condition of approval or with the applicant's approved plans.

The overall development of five small homes on a 20,000 square foot site was found by the HRB to be compatible with the character of the Canemah National Register District in 2017. Major factors in determining compatibility included irregular house placement, modest-sized homes with some Vernacular design elements, dense vegetation and retention of mature trees, and narrow driveways. Some of the discrepancies between the approved plans and the site as constructed today are in keeping with the historic district character, including the removal of all vertical siding, the inclusion of simple front porches, and the reduction in size of parking areas. Other discrepancies are changes that are in conflict with the original conditions of approval or with the approved plans. These include the inclusion of skylights visible from the street, textured fiber cement siding, and windows with a somewhat flat appearance, among others.

The Historic Review Board's task for this review is to evaluate whether the changes to the structures that do not match the approved designs detract from the character of the Canemah National Register District.

The materials used on the Canemah Cottages have been found to be inappropriate on historic contributing homes in the district and on larger newly constructed homes that are bulkier than the historic homes in Canemah. The small size of the Cottages and simple designs of the street-facing facades serves to direct attention not to themselves but to the larger, historic homes in the district. While the materials that have been used on the homes are modern – textured fiber cement siding, casement and awning windows that lack historic shadowlines, and skylights, these elements may be found as acceptable on the modest-sized homes. Other modern elements in the original proposal, such as floor to ceiling windows and vertical siding, have been eliminated, making the homes overall more compatible with the Historic District.

In the past several years, all of the new structures built in Canemah have square footage that is larger than the average historic home in the district, while all five of the homes in this development are smaller than the average historic home in the district. The Cottages are closer in size to ADUs than to the average new single family home in the district, and are in fact smaller than detached garage/ADU combinations that have been recently approved by the Board in the district.

Staff finds that it is reasonable to allow the small cottages to use some design elements that are not appropriate for other larger structures with greater massing that will “stick out,” within the district. This is because the smaller structures better blend into the fabric of the district, and do not detract from the existing older homes or from the district as a whole. Other mitigating factors include that some of the homes are located a significant distance from the street right-of-way and are not as visible from 4th Avenue and Miller Street, where all pedestrian and vehicle activity occurs. There are no sidewalks that would bring a visitor right in front of the homes to see the materials up close. In addition, there is landscaping proposed in front of the homes that will further obscure the view of the materials.

Staff recommends approval of the changes to the cottages, with conditions for additional landscaping and for some limited window modifications.

BACKGROUND:

In 2016 and 2017, the applicant submitted applications to the City for approval to construct a cottage home development. The Historic Review Board approved a development of five total cottage dwellings with conditions of approval (File No. MD 17-01 through MD 17-06). The decision was then appealed by Friends of Canemah, and the HRB's decision was upheld by the City Commission through AP-17-04. The decision was then appealed by Friends of Canemah to LUBA. LUBA did not remand the City's decisions and the approvals were then considered final.

Following the land use approval, the applicant submitted building permits that implemented the HRB's conditions of approval. These permit drawings also included minor changes that were not required by the HRB as a condition of approval. It should be noted that typical building plans do not include details for all components of proposed development, such as the siding texture or window details. Staff issued building permits based on the drawings, and informed the applicant that there remained numerous conditions of approval that were pending and would require further coordination and inspection.

The applicant was informed that at the time of a framing inspection, staff would come onsite to verify the conditions before the construction was completed. The early intervention allows an opportunity to catch differences before the construction process is complete. After the applicant requested in a framing inspection in November of 2020, staff performed an inspection and identified a number of discrepancies, which are the topics of this HRB review.

OPTIONS:

1. Approve the request with the conditions of approval recommended by staff
2. Add or remove conditions of approval and findings as needed
3. Deny the request
4. Continue the public hearing and ask for more information



Memorandum

To: HRB

From: Kelly Reid, Planner, AICP

Date: March 16, 2021

Re: Canemah Cottages application – additional information

The purpose of this memorandum is to explain what additional information has been provided for the second public hearing for Canemah Cottages.

Last hearing, the Board granted a continuance and asked the applicant to submit a complete inventory of all the discrepancies in the development proposal between the plans that the HRB approved with conditions in 2017 and the current state of the partially constructed site. The Board also asked for direction from staff on how their decision would interact with the previous HRB decisions made for this project.

The new materials included in your agenda packet include:

- 1. Applicant's Inventory of Changes between approved plans and constructed homes.**

The applicant has provided side-by-side plan drawings with site photos to demonstrate how each building façade differs from the version that was approved by HRB in 2017. As requested, the inventory also includes sitework changes to parking and walkways. Staff recommends reviewing this document together with the next item (#2). A window cut sheet has also been provided.

- 2. Staff's Table of Changes with relevant design guidelines and staff recommendations**

Staff placed the list of all changes into a table that also identifies the reason the change was made (if known), the relevant design guideline, and a staff recommendation for each item on the list. The intended use of this document is for the HRB members to walk through the changes line by line, while also looking at the photo comparisons provided by the applicant. There is a space at the end of each row in the table for HRB members to add their own personal notes to aid in the deliberations at the public hearing.

- 3. Memorandum from City Attorney Carrie Richter**

This memorandum responds to the public comments made about how the design guidelines work and whether they are treated as black and white standards or as general guidelines.

- 4. Conditions of Approval Status Matrix**

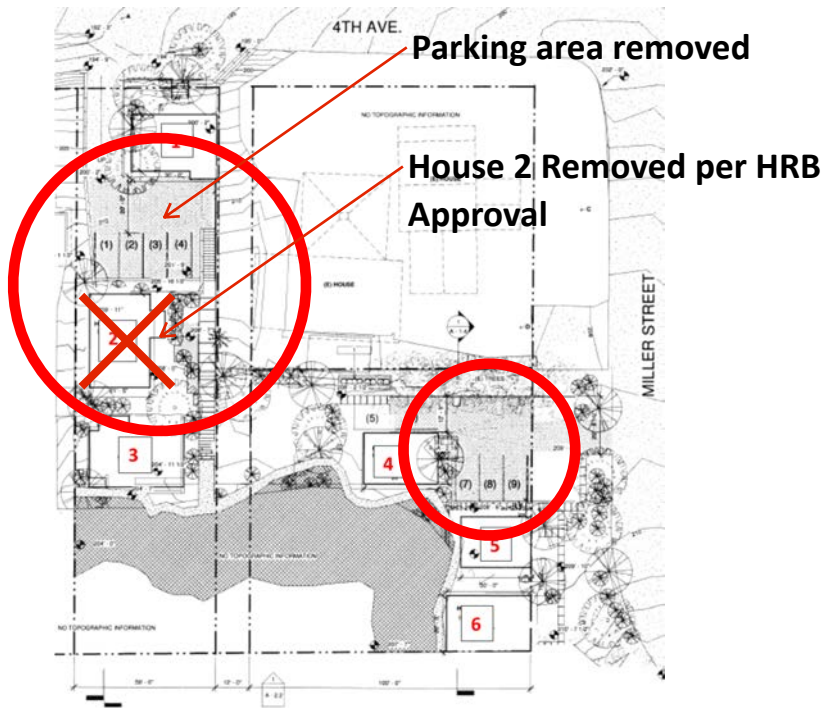
To provide further clarity to the Board, staff has provided the entire list of conditions of approval from the 2017 review (MD-17-01 through MD 17-06) and the status of each.

If HRB members have any questions regarding the additional information, staff welcomes questions before and/or during the hearing. No new public comments have been received since the last hearing; all comments received previously are included in the agenda materials.

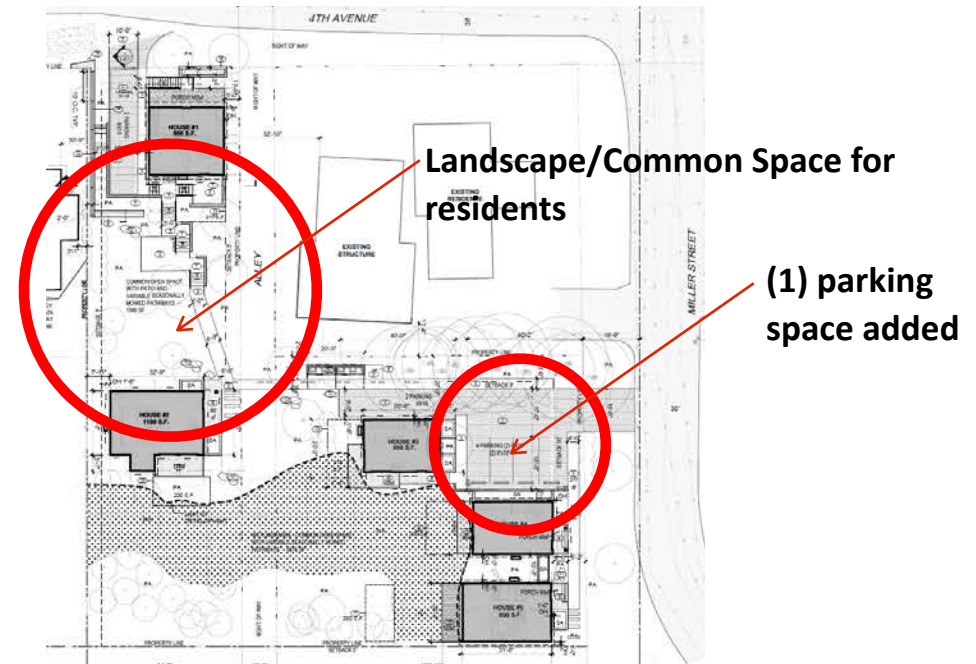
Site Planning

Site Area behind house and East Parking area.

Item #2.



Original HRB Application - Site Plan



Permitted / As Built. - Site Plan

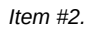
Conditions of Approval – House #1

Prior to issuance of a Permit Associated with the Proposed Development:

1. The property shall obtain all necessary permits including but not limited to Site Plan and Design Review, and Geologic Hazards Review by the Planning Division, a right-of-way permit from the Development Services Division, and all necessary permits from the Building Division. (P, DS, B)
2. **House number #2 on the submitted site plan shall be removed from the site, and the proposed cottage home development shall consist of five (5) cottages total.(P)**
3. In addition to street trees, the applicant shall assure one tree is planted (or retained) within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location. (P)
4. The applicant shall assure three trees are planted (or retained) and 20 shrubs are planted (or retained) within 20 feet of the Casady House property line and the locations which border the subject site. (P)
5. The applicant shall minimize the retaining wall height to 3 1/2 feet at maximum height, and use rock, brick, or concrete with finishing; or mortared or stacked true masonry or stone that was traditionally quarried in the area. (P)
6. All windows and door shall be made of wood. (P)
7. All double doors shall be French style doors. (P)
8. Second story windows shall be rectangular on shape and not exceed the door height plus a one foot transom. (P)
9. No roof cutouts shall be permitted on any of the proposed cottages. (P)
10. No retaining walls shall exceed 3 1/2 feet within the front of any home. (P)
11. All tiered retaining walls shall have a spacing of two feet between tiers. (P)
12. Not vertical siding shall face the public streets. (P)

Changes from HRB Approval	Compatibility Proposed Mitigation
House 2 Removed	Per HRB COA's
Parking Area removed behind house 1. One space added by house 4.	Changed due to reduced parking and to minimize grading impact; Compatible w/Historic District.

House #1 Property Line Wall

Page 35

Site Planning

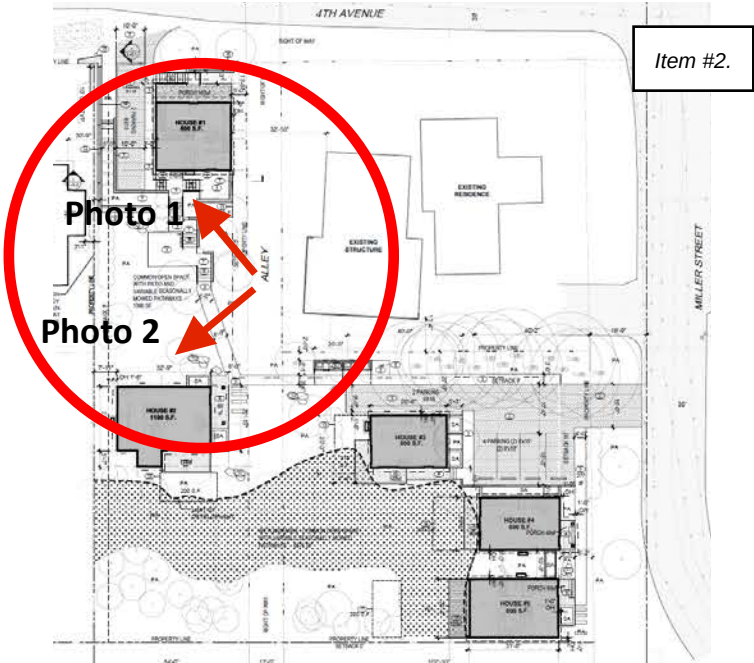
Site Area south of House 1 and North of House 2



Photo 1



Photo 2



Permitted Site Plan / As Built

Changes from HRB Approval	Reason for Change / Compatibility Proposed Mitigation
Original House 2 removed	Per HRB COA's
Parking Area removed behind house 1. One space added by house 4.	Changed due to reduced parking and to minimize grading impact. At or near original topography. Compatible w/Historic District.

"Vernacular" Style - Historic Guidelines

Principles

"Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied."

"Can combine features from other architectural styles popular during the historic period; simpler designs than McLoughlin."



Item #2.

Multiple Window Groupings and window shapes in one elevation; black window frame and divisions; double hung and fixed (*illustrates flexibility and variation*)



Built: 1885

Window Grouping of (2) 2:1 (*illustrates flexibility and variation*)



Built: 1864

Large entry elevation window; not 2:1 proportion (*illustrates flexibility and variation*)



Built: 1875

Large picture window (not 2:1 proportion)

Window Groupings

Change from HRB Submittal to As Built

Item #2.



MD-17-01 Reviewed by HRB Aug 2017

**Side by Side / 2:1 Proportion
Window
(Built as 2 separate windows)**

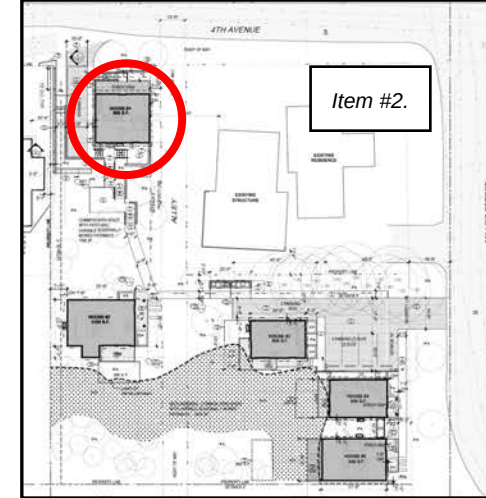


Permitted / As Built

**Side by Side / 2:1 Proportion
Window
(Built as one window assembly)**

House #1

North (front) elevation



MD-17-01 Reviewed by HRB Aug 2017

Permitted / As Built

Conditions of Approval

- All windows and doors shall be made of wood.
- All double doors shall be French style doors.
- Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
- No roof cutouts shall be permitted on any of the proposed cottages.
- No retaining walls shall exceed 3 ½ feet within the front of any home.
- All tiered retaining walls shall have a spacing of two feet between tiers.
- No vertical siding shall face the public streets. (P)
- Materials to match what was proposed:
 - Wood shiplap siding
 - Wood decking
 - Wood porch rail and balusters
- The house shall be repositioned on the site so the proposed home meets the setback standards of the underlying zoning district.
- Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.
- Concrete foundations shall have a natural, parged or painted finish.
- Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB Approval	Reason for Change / Compatibility Proposed Mitigation
Front porch stair orientation	Changed to reduce grading and visual impact in ROW; More Compatible w/ Historic Canemah character.
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines.
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW

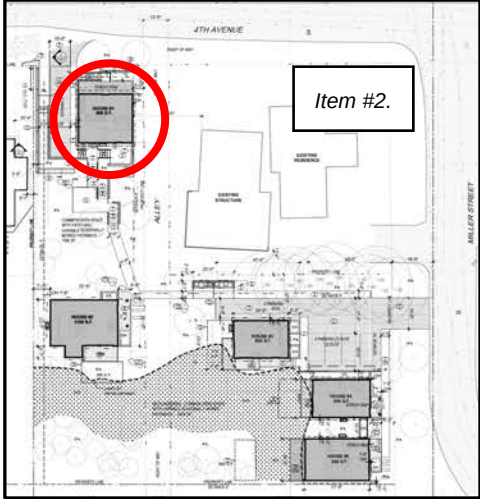
House #1
South (rear) elevation



MD-17-01 Reviewed by HRB Aug 2017



Permitted / As Built



Fascia - Permitted / As Built

Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Materials to match what was proposed:
 - Wood shiplit siding
 - Wood decking
 - Wood porch rail and balusters
9. The house shall be repositioned on the site so the proposed home meets the setback standards of the underlying zoning district.
- 10.Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.
- 11.Concrete foundations shall have a natural, parged or painted finish.
- 12.Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- 13.A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
- 14.Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- 15.Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB Approval	Compatibility Proposed Mitigation
Window and door placement	Floor plan changed based on HRB COA's; Compatible w/Historic Guidelines.
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Fascia Profile - All Homes	Fascia's with rain gutter match HRB submittal; gable ends are 2" larger

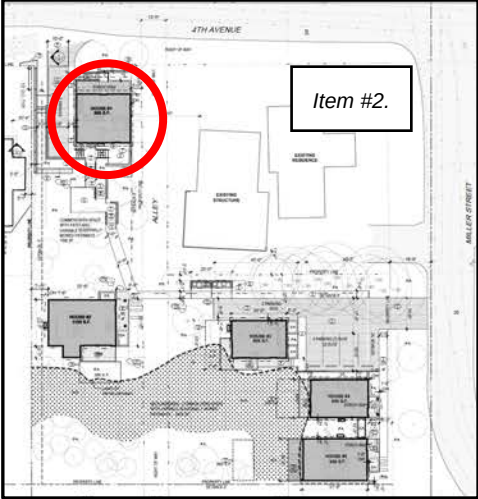
House #1
West (side) elevation



MD-17-01 Reviewed by HRB Aug 2017



Permitted / As Built



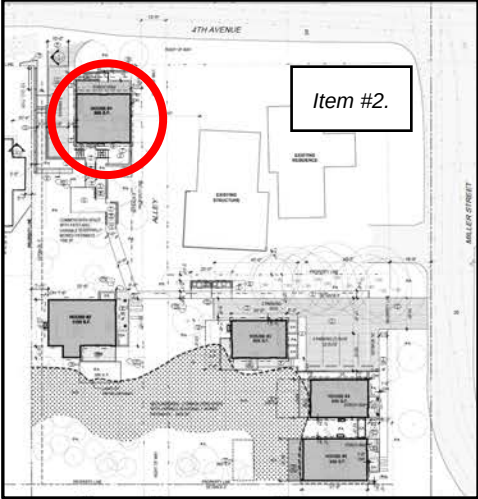
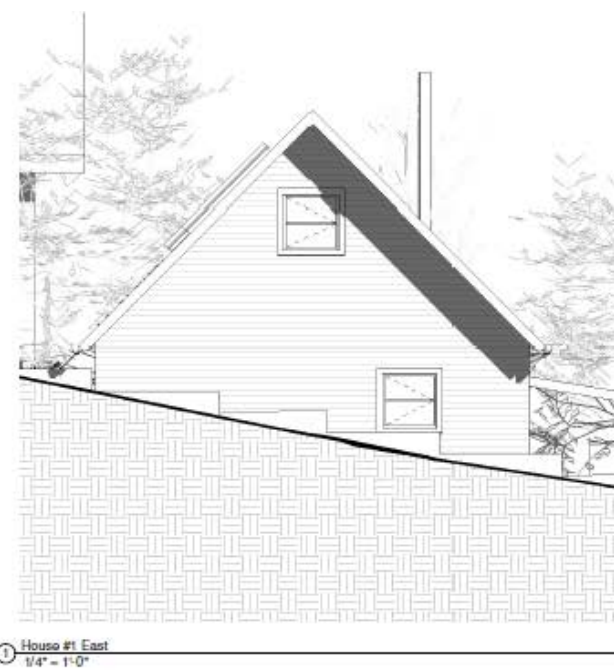
Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Materials to match what was proposed:
 - Wood shiplap siding
 - Wood decking
 - Wood porch rail and balusters
9. The house shall be repositioned on the site so the proposed home meets the setback standards of the underlying zoning district.
10. Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
14. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
15. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB Approval	Compatibility Proposed Mitigation
Window shape and placement	Windows grouped in 2x; same number of windows as application; compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window design	1:1 Divided Lights; compatible w/ historic guidelines

House #1

East (side) elevation



MD-17-01 Reviewed by HRB Aug 2017

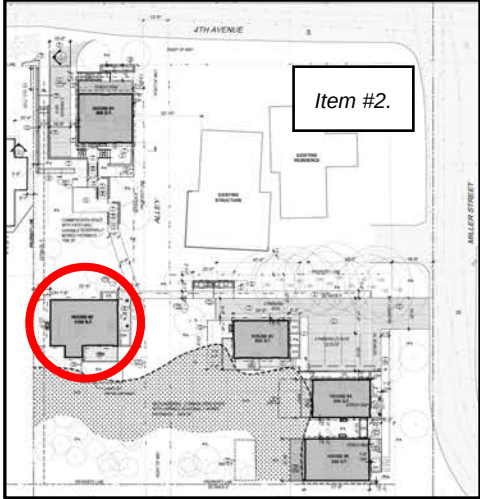
Permitted / As Built

Conditions of Approval

- All windows and doors shall be made of wood.
- All double doors shall be French style doors.
- Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
- No roof cutouts shall be permitted on any of the proposed cottages.
- No retaining walls shall exceed 3 ½ feet within the front of any home.
- All tiered retaining walls shall have a spacing of two feet between tiers.
- No vertical siding shall face the public streets. (P)
- Materials to match what was proposed:
 - Wood shiplap siding
 - Wood decking
 - Wood porch rail and balusters
- The house shall be repositioned on the site so the proposed home meets the setback standards of the underlying zoning district.
- Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.
- Concrete foundations shall have a natural, parged or painted finish.
- Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB Approval	Compatibility Proposed Mitigation
Addition of windows on upper right and lower left	Added window for bathroom and back porch; Compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Texture not visible from ROW
Window design	1:1 or 1:2 , Divided Lights on 1:2; compatible w/historic guidelines

House #2
East (front) elevation



MD-17-03 Reviewed by HRB Aug 2017

Permitted / As Built

Window Detail

Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Primary residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted.
9. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
10. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
11. Concrete foundations shall have a natural, parged or painted finish. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
12. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
13. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Front door and porch added	Moved from south side for site access/function; Compatible w/ Historic Guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Removal of side porch roof and stair to minimize wetland disturbance	
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW

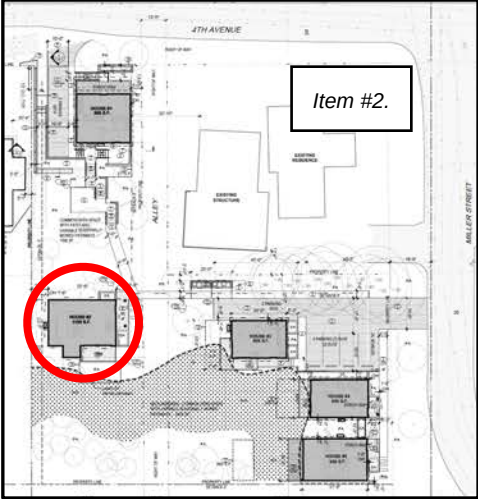
House #2 (formerly house #3)
North (side) elevation



MD-17-03 Reviewed by HRB Aug 2017



Permitted / As Built

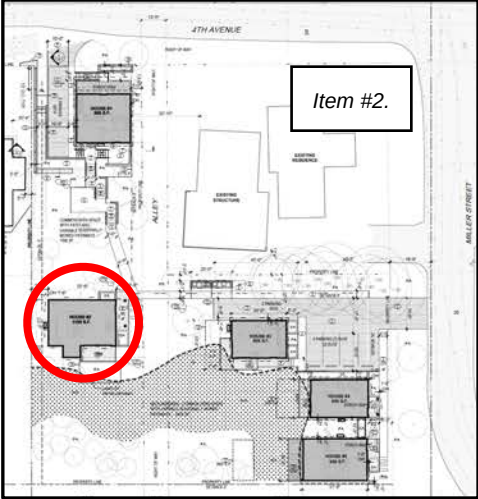


Conditions of Approval

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12. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
13. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Window placement/spacing	Windows grouped similarly to application; Compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Texture not visible from ROW.
Skylight may be visible from ROW. Need to see it with landscaping installed.	Skylight will be obscured by tree in landscape area and is low profile/ inconspicuous
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW

House #2 (formerly house #3)
 South (side) elevation



MD-17-03 Reviewed by HRB Aug 2017

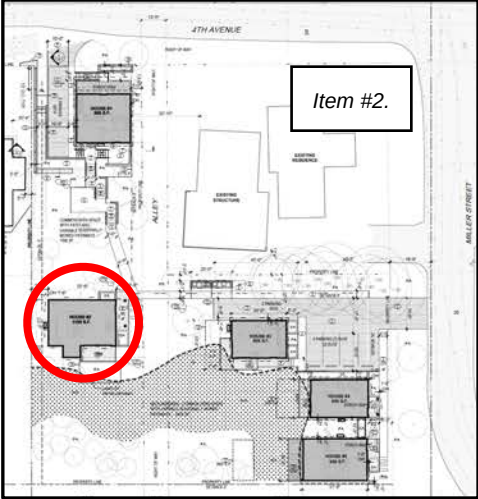
Conditions of Approval

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2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
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9. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
10. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
11. Concrete foundations shall have a natural, parged or painted finish. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
12. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
13. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Permitted / As Built

Changes from HRB approval	Compatibility Proposed Mitigation
Window on left side missing	compatible w/historic guidelines; not visible from ROW
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Removal of side porch roof and stair	Entry Moved to east elevation; Compatible w/historic guidelines

House #2 (formerly house #3)
West (rear) elevation



MD-17-03 Reviewed by HRB Aug 2017

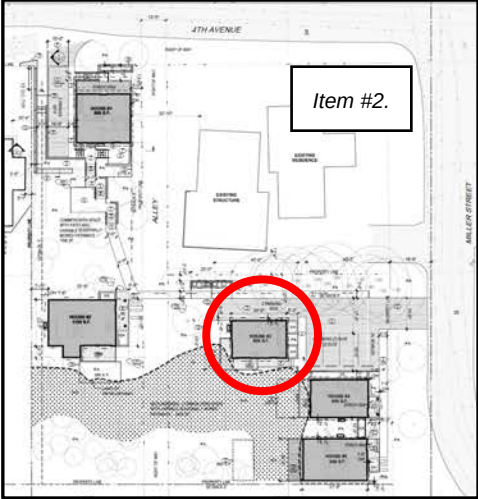
Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Primary residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted.
9. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
10. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
11. Concrete foundations shall have a natural, parged or painted finish. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
12. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
13. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Permitted / As Built

Changes from HRB approval	Compatibility Proposed Mitigation
Window locations changed	More efficient use of windows Compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW

House #3
West (rear) elevation



Permitted / As Built

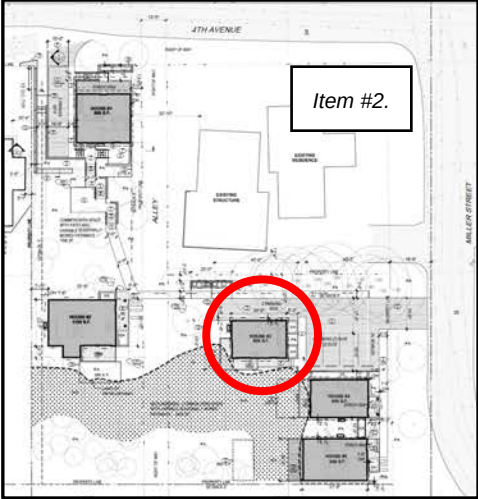
MD-17-04 Reviewed by HRB Aug 2017

Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
10. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Window added on bottom left	Added for light in kitchen; Compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Vertical siding changed to horizontal (COA was to not face public streets)	Changed to be consistent with all homes/all elevations. Compatible w/ historic guidelines

House #3
North (side) elevation



MD-17-04 Reviewed by HRB Aug 2017

Permitted / As Built

Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
10. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW

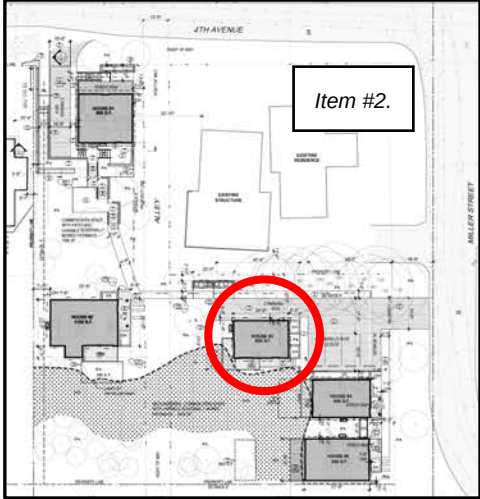
House #3
South (side) elevation - facing wetland



MD-17-04 Reviewed by HRB Aug 2017



Permitted / As Built



Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
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11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1" to Window Trim - only on elevations directly adjacent to ROW
Vertical siding changed to horizontal (COA was to not face public streets)	Changed to be consistent with all homes/all elevations. Compatible w/historic guidelines

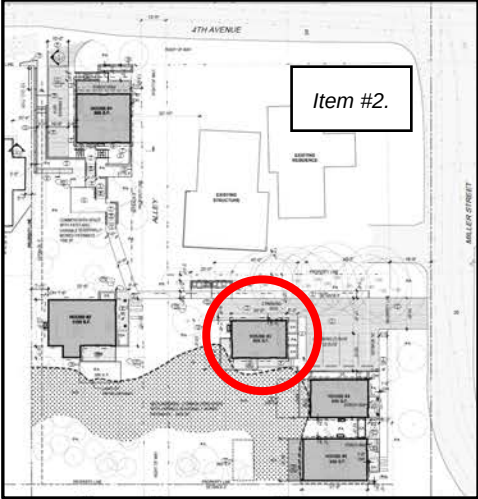
House #3
East (front) elevation



MD-17-04 reviewed by PKB Aug 2017



Permitted / As Built



Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
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11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Entry moved to south elevation	to accommodate parking and storm planters; Compatible w/ historic guidelines; lower facade will have landscape cover to break up facade
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1” to Window Trim - only on elevations directly adjacent to ROW
Vertical siding changed to horizontal (COA was to not face public streets)	Changed to be consistent with all homes/all elevations. Compatible w/historic guidelines

House #4

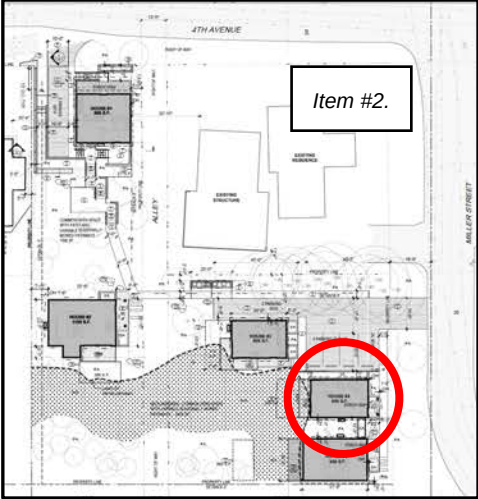
West (rear) elevation



MD-17-05 Reviewed by HRB Aug 2017



Permitted / As Built

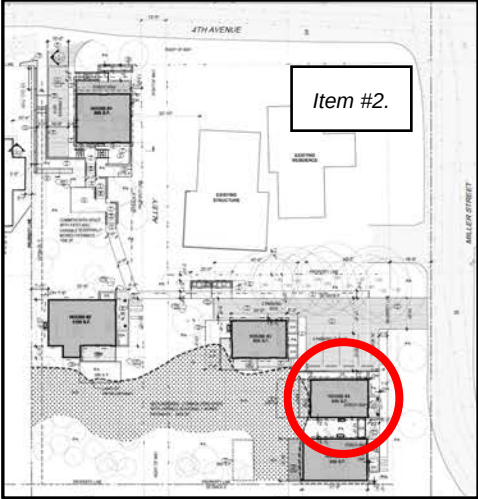


Conditions of approval

- All windows and doors shall be made of wood.
- All double doors shall be French style doors.
- Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
- No roof cutouts shall be permitted on any of the proposed cottages.
- No retaining walls shall exceed 3 ½ feet within the front of any home.
- All tiered retaining walls shall have a spacing of two feet between tiers.
- No vertical siding shall face the public streets. (P)
- The main entrance of the house shall not be oriented towards the adjacent parking lot.
- Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- Concrete foundations shall have a natural, parged or painted finish.
- Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- The applicant shall revise the home with a porch railing on the second story of the home.
- The porch shall consist of simple trim at base and top, consistent with architectural style.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1” to Window Trim - only on elevations directly adjacent to ROW
Vertical siding changed to horizontal (COA was to not face public streets)	Changed to be consistent with all homes/all elevations. Compatible w/ historic guidelines

House #4 North (side) elevation



MD-17-05 Reviewed by HRB Aug 2017

Permitted / As Built

Conditions of approval

- All windows and doors shall be made of wood.
- All double doors shall be French style doors.
- Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
- No roof cutouts shall be permitted on any of the proposed cottages.
- No retaining walls shall exceed 3 ½ feet within the front of any home.
- All tiered retaining walls shall have a spacing of two feet between tiers.
- No vertical siding shall face the public streets. (P)
- The main entrance of the house shall not be oriented towards the adjacent parking lot.
- Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- Concrete foundations shall have a natural, parged or painted finish.
- Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- The applicant shall revise the home with a porch railing on the second story of the home.
- The porch shall consist of simple trim at base and top, consistent with architectural style.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Window size and placement	same # of windows; smaller; Compatible w/historic guidelines
Skylights are visible from ROW	Skylights are compatible w/historic guidelines, “Skylights shall not face ROW”
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1” to Window Trim - only on elevations directly adjacent to ROW
Front and rear eave overhang length has been reduced; typical all houses	Compatible w/historic guidelines

House #4

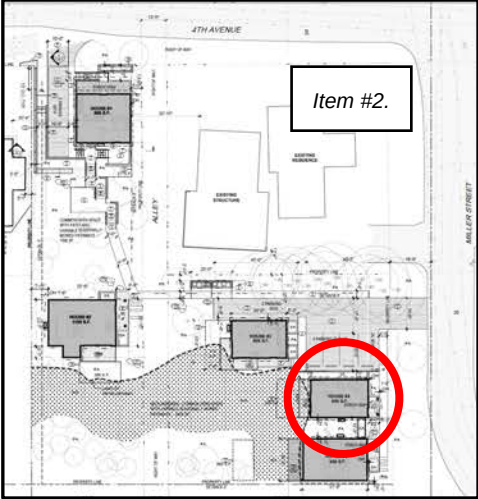
South (side) elevation



MD-17-05 Reviewed by HRB Aug 2017



Permitted / As Built

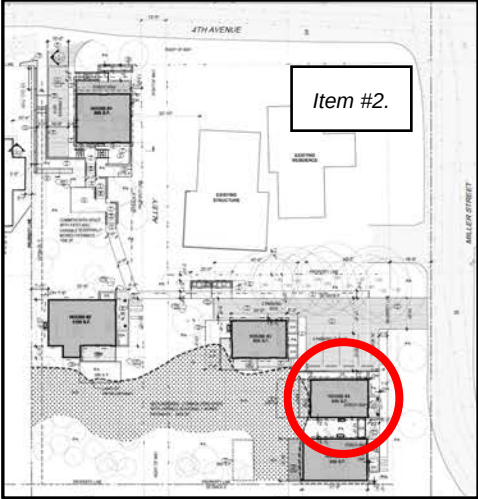


Conditions of approval

- All windows and doors shall be made of wood.
- All double doors shall be French style doors.
- Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
- No roof cutouts shall be permitted on any of the proposed cottages.
- No retaining walls shall exceed 3 ½ feet within the front of any home.
- All tiered retaining walls shall have a spacing of two feet between tiers.
- No vertical siding shall face the public streets. (P)
- The main entrance of the house shall not be oriented towards the adjacent parking lot.
- Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- Concrete foundations shall have a natural, parged or painted finish.
- Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- The applicant shall revise the home with a porch railing on the second story of the home.
- The porch shall consist of simple trim at base and top, consistent with architectural style.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Larger/paired windows	More windows added for natural light; Compatible w/historic guidelines
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1” to Window Trim - only on elevations directly adjacent to ROW
Skylights are visible from ROW	Skylights are compatible w/historic guidelines, “Skylights shall not face ROW”

House #4
East (front) elevation



MD-17-05 Reviewed by HRB Aug 2017

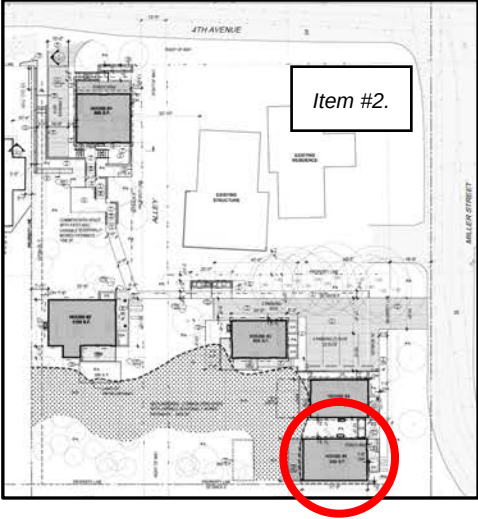
Permitted / As Built

Conditions of approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. The main entrance of the house shall not be oriented towards the adjacent parking lot.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
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11. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
12. Concrete foundations shall have a natural, parged or painted finish.
13. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
14. The applicant shall revise the home with a porch railing on the second story of the home.
15. The porch shall consist of simple trim at base and top, consistent with architectural style.
16. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
17. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1” to Window Trim - only on elevations directly adjacent to ROW
Skylights are visible from ROW	Skylights are compatible w/historic guidelines, “Skylights shall not face ROW”

House #5
East (front) elevation



MD-17-07 Reviewed by HRB Aug 2017

Permitted / As Built

Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
10. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Window placement	Compatible w/Historic materials Guidelines.
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1” to Window Trim - only on elevations directly adjacent to ROW
Porch add on rather than cut out	changed to make homes consistent; Compatible w/Historic Guidelines.

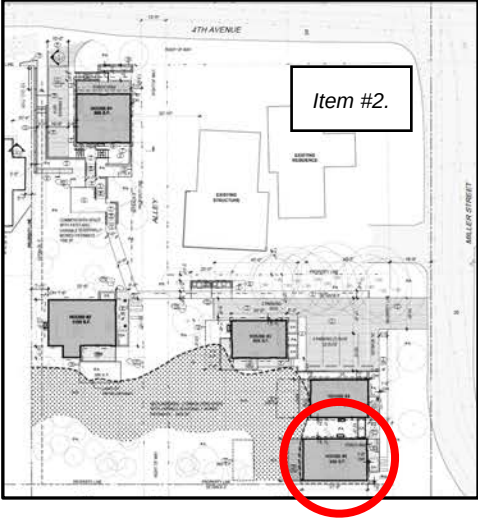
House #5
West (rear) elevation



MD-17-07 Reviewed by HRB Aug 2017



Permitted / As Built



Conditions of Approval

- All windows and doors shall be made of wood.
- All double doors shall be French style doors.
- Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
- No roof cutouts shall be permitted on any of the proposed cottages.
- No retaining walls shall exceed 3 ½ feet within the front of any home.
- All tiered retaining walls shall have a spacing of two feet between tiers.
- No vertical siding shall face the public streets. (P)
- Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- Concrete foundations shall have a natural, parged or painted finish.
- Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Square windows on upper floor	More compatible w/historic district than original application
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1” to Window Trim - only on elevations directly adjacent to ROW
Vertical siding changed to horizontal (Condition was no vertical siding facing public streets)	Changed to be consistent with all homes/all elevations. Compatible w/ historic guidelines

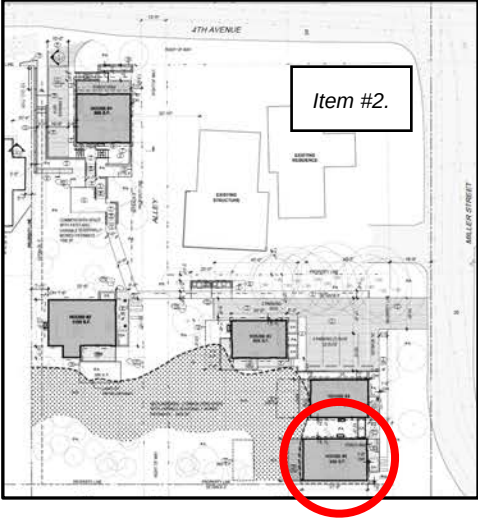
House #5
South (side) elevation



MD-17-07 Reviewed by HRB Aug 2017



Permitted / As Built

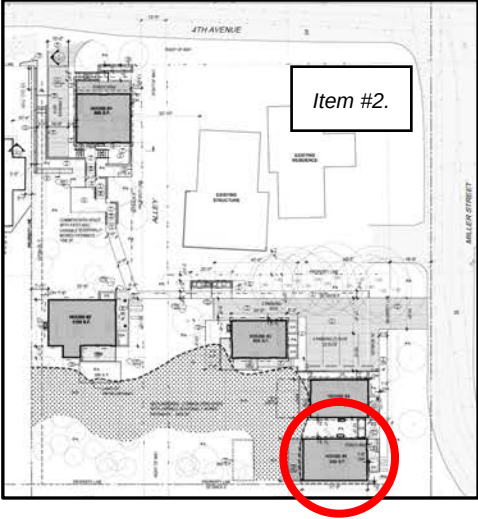
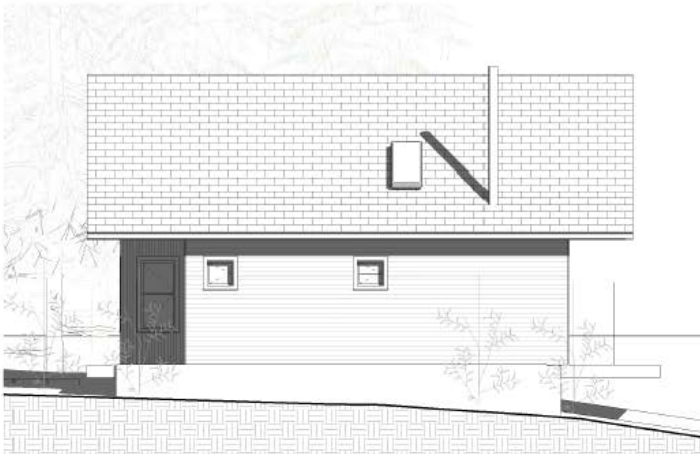


Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
10. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
Window placement	Kitchen window changed to smaller window; Compatible w/historic guidelines; not facing ROW
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW
Window member sizing, thickness, and shadowline does not match painted wood windows	Add 1” to Window Trim - only on elevations directly adjacent to ROW

House #5
North (side) elevation



MD-17-07 Reviewed by HRB Aug 2017 **Permitted / As Built**

Conditions of Approval

1. All windows and doors shall be made of wood.
2. All double doors shall be French style doors.
3. Second story windows shall be rectangular in shape and not exceed the door height plus a one foot transom.
4. No roof cutouts shall be permitted on any of the proposed cottages.
5. No retaining walls shall exceed 3 ½ feet within the front of any home.
6. All tiered retaining walls shall have a spacing of two feet between tiers.
7. No vertical siding shall face the public streets. (P)
8. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
9. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
10. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
11. Concrete foundations shall have a natural, parged or painted finish.
12. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
13. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
14. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

Changes from HRB approval	Compatibility Proposed Mitigation
No windows on this facade	Add 36” Square Window
Window Shadowline	Add 1” to Window Trim - only on elevations directly adjacent to ROW
Siding is textured hardie plank, not wood	Actual wood cost prohibitive; Compatible w/Historic Guidelines. Not visible from ROW

Canemah Cottages - Changes made between HRB approved plans (2017) and current site as constructed (2021)

Disclaimer: The project is not yet fully constructed; future work to finish construction is still required to meet the approved plans and conditions.

HRB Options for Each Item	1. Accept Change (Consistent w/Approved Plans). Accept change as an adjustment that is consistent with the approved plans 2. Accept Change (Consistent w/ Design Guidelines). Accept change as an adjustment that is consistent with design guidelines 3. Accept Change (Consistent w/Mitigation Proposed). Accept change as a significant adjustment that can be mitigated by overall site design or proposed mitigation 4. Accept Change (Consistent w/Additional Mitigation). Require additional mitigation to achieve compatibility, beyond conditions of approval recommended by staff 5. Reject Change. Require applicant to construct as proposed or come back with additional changes.
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SITE/OVERALL				
Description of Change or Element	Reason Applicant Identified for Change	Relevant Design Guideline	Staff Recommendation	HRB Member Notes
1 Removal of House #2.	HRB Condition of Approval #2 to remove House #2.	N/A	Accept Change (Consistent w/Approved Plans). The original HRB condition of approval did not specify what should be installed in place of the home or consider the effects of the removal on the site plan.	
2 Changes to parking and walkway layout	Overall Parking Needs Changed with removal of House #2. Meets standards for parking and pedestrian ciruclation through Site Plan and Design Review.	N/A	Accept Change (Consistent w/Approved Plans). The municipal code includes min/max number of parking stalls for each cottage home. The number of off-street parking stalls was reduced to reflect the reduction in homes onsite. The reduced number of parking stalls caused the parking area adjacent to Home #1 to be redesigned from a traditional parking lot to a driveway which accomidates two cars, a design that is more common in the nearby homes and addressed some of the concerns about the parking lots voiced in the initial hearings.	
3 Location and height of retaining walls behind House #1. Conflict with condition of approval #5 for retaining walls to be 3.5 foot height maximum. Wall is 5 feet tall.	The changes to the parking lot adjacent to Home #1 allowed the wall to move closer to the front of the property and thus reduce the overall grading onsite.	The historic design guidelines do not have a maximum height for retaining walls; they simply say that wall heights should be minimized.	Accept Change (Consistent w/ Design Guidelines). Citywide code allows walls up to 6 feet in height (behind the front facade). The retaining wall is 5 feet in height. The wall is approximately 60 feet from the street and 7 feet behind the back edge of House #1. Previous proposals had stepped walls with lower heights but overall more grading. This design involves less grading, only one retaining wall, at a height that has been approved by the HRB in previous cases. Staff recommends changing the original condition of approval to allow this wall to be 5 feet in height. The Board may want to add a condition for vines/espalier to cover the wall. The landscaping plans do not appear to include any vines or espalier here.	
4 All homes have textured fiber cement siding rather than wood siding, which was proposed by the applicant and approved by the Board.	Wood siding was cost-prohibitive.	The historic design guidelines do not specifically prohibit textured fiber cement siding; rather, they call for the appearance of wood siding.	Accept Change (Consistent w/ Mitigation Proposed). The HRB has consistently been requiring siding to be smooth; smooth siding has more of a painted wood siding appearance. The modest size of the homes and distance from the street (at least 28 feet) make it difficult to see the texture of the siding. Staff recommends Conditions of Aprpoval #1 and #2 to add landscaping to further screen the view of the homes from the right of way and mitigate/obsecure for the appearance of siding from the street.	

SITE/OVERALL				
Description of Change or Element	Reason Applicant Identified for Change	Relevant Design Guideline	Staff Recommendation	HRB Member Notes
5 All homes have windows that are a single lite or simulated divided lite, with sill depth of approxmiately 1.5". Conflict with HRB conditions of approval for windows that match the member sizing, thickness and shadowline of historic wood windows.	The condition of approval language did not specify the details of what is the appropriate member sizing, thickness and shadowline of historic wood windows.	The exsiting windows are not expressly prohibited by the historic design guidelines, but they do not provide a sill depth that matches historic wood windows, and due to the fact that the windows are not single or double hung, there is no depth change with an upper and lower sash.	Accept Change (Consistent w/ mitigation proposed). Staff recommends condition of approval #3 to either replace the street-facing windows or add thicker trim. Adding thicker trim on the outside could provide more shadowline and depth. The distance from the street and additional landscaping will minimize their appearance.	
6 Fascia width on all homes is larger than shown in HRB approved designs		Eaves are typically open with minimal projection beyond the wall plane and simple fascia	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	
7 Vertical siding proposed has been replaced with horizontal siding.	To comply with HRB condition of approval #12 to remove vertical siding from all street facing façades. Applicant changed all facades in order to be consistent.	Horizontal board siding is preferred in Canemah	Accept Change (Consistent w/ Design Guidelines). Horizontal siding is a preferred siding material in Canemah, and the removal of all the vertical siding creates a more compatible development overall.	

Canemah Cottages - Changes made between HRB approved plans (2017) and current site as constructed (2021)

Disclaimer: The project is not yet fully constructed; future work to finish construction is still required to meet the approved plans and conditions.

HRB Options for Each Item	1. Accept Change (Consistent w/Approved Plans). Accept change as an adjustment that is consistent with the approved plans 2. Accept Change (Consistent w/ Design Guidelines). Accept change as an adjustment that is consistent with design guidelines 3. Accept Change (Consistent w/Mitigation Proposed). Accept change as a significant adjustment that can be mitigated by overall site design or proposed mitigation 4. Accept Change (Consistent w/Additional Mitigation). Require additional mitigation to achieve compatibility, beyond conditions of approval recommended by staff 5. Reject Change. Require applicant to construct as proposed or come back with additional changes.
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HOUSE #1

Description of Change	Reason Applicant Identified for Change	Relevant Design Guideline	Staff Recommendation	HRB Member Notes
8 Front porch stair orientation - front stair changed to side stair. Stair height change to 4 feet 8 inches.	To reduce grading and meet setbacks of R-6 zone along with meeting the Condition of Approval #10 for 3.5 foot retaining wall height in front.	Exterior stairways at the building front to give access only to the main level, and to be less than five feet in height.	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	
9 Exposed foundation area on side is larger than shown in plans; at its highest it is 4 feet 8 inches.	Topography constraints	Cover sections of exposed foundations; Concrete or masonry: exceeding 3½ feet, Piling or posts: 1½ feet; above grade; At slopes measure perpendicular to slope	Accept Change (Consistent w/ mitigation proposed). As it stands, the applicant will need to comply with the original condition of approval to use landscaping to cover the exposed foundation. This will require partial removal of the walkway to add space for planting shrubs and/or vines. The Board may add a condition of approval here if a specific type of screening is desired.	
10 Door and window placement on front is different - door is centered instead of off-set and windows are in groups of 3 rather than paired	Slight adjustments to accommodate floorplan	Not allowed: Visible side and rear walls with large blank or void areas Abstract compositions are generally problematic	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	
11 Rear façade - four windows were proposed, now there is one door and one window. Also one skylight instead of two.	Slight adjustments to accommodate floorplan	Not allowed: Visible side and rear walls with large blank or void areas Abstract compositions are generally problematic. Skylights OK on inconspicuous roof planes.	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	
12 West side elevation - window placement includes paired windows. Square window is now rectangular.	Slight adjustments to accommodate floorplan. Window change to 2:1 proportions.	Not allowed: Visible side and rear walls with large blank or void areas Abstract compositions are generally problematic	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	
13 East side elevation - five windows instead of two. See applicant submissions with photo comparison to plan drawings.	Slight adjustments to accommodate floorplan.	Not allowed: Visible side and rear walls with large blank or void areas Abstract compositions are generally problematic	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	

Canemah Cottages - Changes made between HRB approved plans (2017) and current site as constructed (2021)

Disclaimer: The project is not yet fully constructed; future work to finish construction is still required to meet the approved plans and conditions.

HRB Options for Each Item	1. Accept Change (Consistent w/Approved Plans). Accept change as an adjustment that is consistent with the approved plans 2. Accept Change (Consistent w/ Design Guidelines). Accept change as an adjustment that is consistent with design guidelines 3. Accept Change (Consistent w/Mitigation Proposed). Accept change as a significant adjustment that can be mitigated by overall site design or proposed mitigation 4. Accept Change (Consistent w/Additional Mitigation). Require additional mitigation to achieve compatibility, beyond conditions of approval recommended by staff 5. Reject Change. Require applicant to construct as proposed or come back with additional changes.
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HOUSE #2					
	Description of Change	Reason Applicant Identified for Change	Relevant Design Guideline	Staff Recommendation	HRB Member Notes
14	Front door and porch added to east elevation, with square window next to entry door.	Adjustment to floor plan and to achieve better functionality.	Exterior stairways at the building front to give access only to the main level, and to be less than five feet in height.	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, the front door placement and covered porch area is consistent with the approved design of other homes in the development, and is not in conflict with any guidelines.	
15	Removal of side porch roof and stair	No longer needed with front entry moved; removal of stair allows for less distrubance of wetland.	N/A	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change creates a lesser impact on the wetland by removing the stair.	
16	Roof cutouts removed.	To comply with HRB Condition of approval #9 to remove roof cutouts	N/A	Accept Change (Consistent w/Approved Plans). The HRB found that the roof cutouts were too modern and not compatible.	
17	Windows are not divided lite - single lite instead	Unclear condition of approval language.	Guidelines do not require divided lite.	Accept Change (Consistent w/ Design Guidelines). There was no condition of approval for all windows to be divided lite; only that they match the member sizing, thickness, and shadowline of wood windows. Staff sees very little difference between the single lite versus simulated divided lite on House #2, which is set back far from the street making the windows minimally visible.	
18	Second story window changes.	To comply with HRB condition of approval #8 that windows shall be rectangular in shape and shall not exceed door height plus a one foot transom.	N/A	Accept Change (Consistent w/Approved Plans). The HRB found that the floor-to-ceiling windows were too modern and not compatible.	
19	North side elevation - skylight addded		Skylights on inconspicuous roof planes. Not allowed: skylights on street-side roofs	Accept Change (Consistent w/ Design Guidelines). Roof plane is distant from street and inconspicuous. Landsacping will further obscure.	
20	West side elevation - window placement and sizes have changed. See applicant submissions with photo comparison to plan drawings.	Slight adjustments to accommodate floorplan.	Not allowed: Visible side and rear walls with large blank or void areas Abstract compositions are generally problematic	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	

Canemah Cottages - Changes made between HRB approved plans (2017) and current site as constructed (2021)

Disclaimer: The project is not yet fully constructed; future work to finish construction is still required to meet the approved plans and conditions.

HRB Options for Each Item	1. Accept Change (Consistent w/Approved Plans). Accept change as an adjustment that is consistent with the approved plans 2. Accept Change (Consistent w/ Design Guidelines). Accept change as an adjustment that is consistent with design guidelines 3. Accept Change (Consistent w/Mitigation Proposed). Accept change as a significant adjustment that can be mitigated by overall site design or proposed mitigation 4. Accept Change (Consistent w/Additional Mitigation). Require additional mitigation to achieve compatibility, beyond conditions of approval recommended by staff 5. Reject Change. Require applicant to construct as proposed or come back with additional changes.
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HOUSE #3

	Description of Change	Reason Applicant Identified for Change	Relevant Design Guideline	Staff Recommendation	HRB Member Notes
21	Window added to west elevation ground floor	Adjustment to accommodate floorplan - more light in kitchen.	N/A	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	
22	West façade - Second story window changes.	To comply with HRB condition of approval #8 that windows shall be rectangular in shape and shall not exceed door height plus a one foot transom.	N/A	Accept Change (Consistent w/Approved Plans). The HRB found that the floor-to-ceiling windows were too modern and not compatible.	
23	Roof overhang reduced on west façade.		N/A	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does nto conflict with any design guidelines.	
24	Front door moved to South side elevation; window re-arrangement.	To comply with HRB Condition of approval #5a to not have the entry facing the parking lot. Window changes to accommodate changed floor plan.	N/A	Accept Change (Consistent w/Approved Plans). The HRB found that the entry facing the parking lot was not compatible.	
25	Porch cover added to South side elevation	Entry has been moved to this façade, the cover will provide a covered entry/front porch.	N/A	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	
26	Overall building height increase of 1.5 feet		1 1/2 stories maximum	Accept Change (Consistent w/ Design Guidelines). The house remains 1 1/2 stories and is not taller than other approved structures on site.	
27	East side elevation - porch cover and door removed, window placement and sizes have changed. See applicant submissions with photo comparison to plan drawings.	To comply with HRB Condition of approval #5a to not have the entry facing the parking lot. Adjustments to accommodate floorplan.	Not allowed: Visible side and rear walls with large blank or void areas; Abstract compositions are generally problematic	Accept Change (Consistent w/ Design Guidelines). The door has been moved to a different façade based on HRB direction; but the Board did not specify what the resulting facade without the door should look like. The new window arrangement on this street-facing elevation does not have much of a rhythm, but the wall is only 18-foot wide and setback back considerably from the street; the window placement does not have an impact on the character of the district.	

Canemah Cottages - Changes made between HRB approved plans (2017) and current site as constructed (2021)

Disclaimer: The project is not yet fully constructed; future work to finish construction is still required to meet the approved plans and conditions.

HRB Options for Each Item	1. Accept Change (Consistent w/Approved Plans). Accept change as an adjustment that is consistent with the approved plans 2. Accept Change (Consistent w/ Design Guidelines). Accept change as an adjustment that is consistent with design guidelines 3. Accept Change (Consistent w/Mitigation Proposed). Accept change as a significant adjustment that can be mitigated by overall site design or proposed mitigation 4. Accept Change (Consistent w/Additional Mitigation). Require additional mitigation to achieve compatibility, beyond conditions of approval recommended by staff 5. Reject Change. Require applicant to construct as proposed or come back with additional changes.
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HOUSE #4					
	Description of Change	Reason Applicant Identified for Change	Relevant Design Guideline	Staff Recommendation	HRB Member Notes
28	Window added to west elevation ground floor.	Adjustment to accommodate floorplan - more light in kitchen.	N/A	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	
29	West façade - Second story window changes.	To comply with HRB condition of approval #8 that windows shall be rectangular in shape and shall not exceed door height plus a one foot transom.	N/A	Accept Change (Consistent w/Approved Plans). The HRB found that the floor-to-ceiling windows were too modern and not compatible.	
30	Roof overhang reduced on west façade.		N/A	Accept Change (Consistent w/ Design Guidelines). This may have been done to satisfy the HRB condition fo approval #4d for maximum roof overhang of three feet. This change does not conflict with any design guidelines.	
31	North side elevation - window placement and sizes have changed. See applicant submissions with photo comparison to plan drawings.	Adjustments to accommodate floorplan.	Not allowed: Visible side and rear walls with large blank or void areas Abstract compositions are generally problematic	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	
32	South side elevation - window placement and sizes have changed. See applicant submissions with photo comparison to plan drawings.	Adjustments to accommodate floorplan.	Not allowed: Visible side and rear walls with large blank or void areas Abstract compositions are generally problematic	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	
33	Skylights are included on roof planes visible from the right of way and in conflict with HRB conditions of approval.		Skylights on inconspicuous roof planes. Not allowed: skylights on street-side roofs	Accept Change (Consistent w/ Design Guidelines). The skylights are not on street side roofs, rather they are on side-facing roofs. On the north facade they are visible from Miller Street, and on the south facade they are somewhat visible from Miller Street. Landscaping is unlikely to obscure the skylights in the future. The skylights are small in size and flat against the roof. The skylights could be found to meet the design guidelines, but they do not meet the original condition of approval. Staff recommends that the Board find the skylights to be consistent with the design guidelines and waive the original condition of approval.	

Canemah Cottages - Changes made between HRB approved plans (2017) and current site as constructed (2021)

Disclaimer: The project is not yet fully constructed; future work to finish construction is still required to meet the approved plans and conditions.

HRB Options for Each Item	1. Accept Change (Consistent w/Approved Plans). Accept change as an adjustment that is consistent with the approved plans 2. Accept Change (Consistent w/ Design Guidelines). Accept change as an adjustment that is consistent with design guidelines 3. Accept Change (Consistent w/Mitigation Proposed). Accept change as a significant adjustment that can be mitigated by overall site design or proposed mitigation 4. Accept Change (Consistent w/Additional Mitigation). Require additional mitigation to achieve compatibility, beyond conditions of approval recommended by staff 5. Reject Change. Require applicant to construct as proposed or come back with additional changes.
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HOUSE #5					
Description of Change		Reason Applicant Identified for Change	Relevant Design Guideline	Staff Recommendation	HRB Member Notes
34	Overall building height increase of approximately 3.5 feet		1 1/2 stories maximum	Accept Change (Consistent w/ Design Guidelines). The house remains 1 1/2 stories and is not taller than other approved structures on site. It will match the height of House #4 and is placed 28 feet from pavement on Miller Street, the same as House #4.	
35	Window placement and shape change on east (front) elevation	Adjustments to accommodate floorplan.	N/A	Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines.	
36	Recessed entry approved in plans is now a covered porch projection.			Accept Change (Consistent w/ Design Guidelines). While this was not a condition of the HRB, this change does not conflict with any design guidelines and is consistent with the approved design of House #4.	
37	West façade - Second story window changes.	To comply with HRB condition of approval #8 that windows shall be rectangular in shape and shall not exceed door height plus a one foot transom.	N/A	Accept Change (Consistent w/Approved Plans). The HRB found that the floor-to-ceiling windows were too modern and not compatible.	
38	Roof overhang reduced on west façade.		N/A	Accept Change (Consistent w/ Design Guidelines). This may have been done to satisfy the HRB condition fo approval #5c for maximum roof overhang of three feet. This change does not conflict with any design guidelines.	
39	Skylights are included on roof planes that may be visible from the right of way and in conflict with HRB conditions of approval		Skylights on inconspicuous roof planes. Not allowed: skylights on street-side roofs	Accept Change (Consistent w/ Design Guidelines). The skylights are not on street side roofs, rather they are on side-facing roofs. On both roof facades the skylights are minimally visible from Miller Street. The skylights are small in size and flat against the roof. The skylights could be found to meet the design guidelines, but they do not meet the original condition of approval. Staff recommends that the Board find the skylights to be consistent with the design guidelines and waive the original condition of approval.	

Canemah Cottages Conditions of Approval Status (File No. MD 17-01 through MD 17-06)		
Number	Condition	Status
Overall		
1	The property shall obtain all necessary permits including but not limited to Site Plan and Design Review, and Geologic Hazards Review by the Planning Division, a right-of-way permit from the Development Services Division, and all necessary permits from the Building Division.	Met
2	House number #2 on the submitted site plan shall be removed from the site, and the proposed cottage home development shall consist of five (5) cottages total.	Met
3	In addition to street trees, the applicant shall assure one tree is planted (or retained) within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location.	Not yet installed
4	The applicant shall assure three trees are planted (or retained) and 20 shrubs are planted (or retained) within 20 feet of the Casady House property line and the locations which border the subject site.	Not yet installed
5	The applicant shall minimize the retaining wall height to 3 ½ feet at maximum height, and use rock, brick, or concrete with finishing; or mortared or stacked true masonry or stone that was traditionally quarried in the area.	5-foot wall behind House #1. Part of current HRB review. This condition could be replaced by a new HRB decision.
6	All windows and door shall be made of wood.	Met. Windows are aluminum clad wood.
7	All double doors shall be French style doors.	Met. No doors are sliding doors.
8	Second story windows shall be rectangular on shape and not exceed the door height plus a one foot transom.	Met
9	No roof cutouts shall be permitted on any of the proposed cottages.	Met
10	No retaining walls shall exceed 3 ½ feet within the front of any home.	Met
11	All tiered retaining walls shall have a spacing of two feet between tiers.	Met
12	No vertical siding shall face the public streets.	Met
House #1		
a	The house shall be repositioned on the site so the proposed home meets the setback standards of the underlying zoning district.	Met
b	Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.	5-foot wall behind House #1. Part of current HRB review. This condition could be replaced by a new HRB decision.
c	Concrete foundations shall have a natural, parged or painted finish.	Not yet installed
d	Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.	Screening will be needed at front corner of House #1. Not yet installed.
e	A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.	Not yet installed
f	Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.	Met
g	Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.	Met
House #2		
a	Primary residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted.	Met
b	Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.	Met

c	Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.	Part of current HRB review. This condition could be replaced by a new HRB decision.
d	Concrete foundations shall have a natural, parged or painted finish.	Not yet installed
e	Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.	Met
f	Roofing shall use traditional materials such as wood shingles, composition, and metal	Met
g	Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.	Skylight on north façade part of current HRB review.
House #3		
a	The main entrance of the house shall not be oriented towards the adjacent parking lot.	Met
b	Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.	Part of current HRB review. This condition would be over-ruled by a new HRB condition.
c	Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.	Met
d	Concrete foundations shall have a natural, parged or painted finish.	Not yet installed
e	Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.	Met
f	Roofing shall use traditional materials such as wood shingles, composition, and metal	Met
g	Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.	Met
House #4		
a	The main entrance of the house shall not be oriented towards the adjacent parking lot.	Met
b	Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.	Part of current HRB review. This condition would be over-ruled by a new HRB condition.
c	Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.	Met
d	Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.	Met
e	Concrete foundations shall have a natural, parged or painted finish.	Not yet installed
f	Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.	Met
g	The applicant shall revise the home with a porch railing on the second story of the home.	Not yet installed
h	The porch shall consist of simple trim at base and top, consistent with architectural style.	Not yet installed
i	Roofing shall use traditional materials such as wood shingles, composition, and metal	Met
j	Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.	Part of current HRB review. This condition would be over-ruled by a new HRB condition.
House #5		
a	Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.	Met

b	Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.	Part of current HRB review. This condition would be over-ruled by a new HRB condition.
c	Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.	Met
d	Concrete foundations shall have a natural, parged or painted finish.	Not yet installed
e	Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.	Met
f	Roofing shall use traditional materials such as wood shingles, composition, and metal	Met
g	Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.	Part of current HRB review. This condition would be over-ruled by a new HRB condition.



MEMORANDUM

TO: Oregon City Historic Review Board

FROM: Carrie A. Richter, Deputy City Attorney

DATE: March 17, 2021

RE: GLUA-21-00001/ HR 21-0001 through 21-00005: Historic Review for Canemah Cottages in the Canemah National Register Historic District

At the last HRB meeting, there was some discussion about the scope of the HRB's review in the above-reference case. First, the question was asked about the extent to which the HRB is reviewing this proposal anew. The applicant has requested that the HRB consider only those changes that differ from the 2017 Canemah Cottages approval. This 2017 approval consists of the application coupled with the conditions modifying that proposal. Where the new construction does not comply with the application, as modified by the conditions, the HRB must consider whether what has been built (or is proposed) complies with the applicable Design Guidelines or other standards. If the HRB decides that that the changed element complies with the Design Guidelines, memorializing that decision may require revising the condition of approval or may allow interpreting the requirement of the condition of approval differently as justified through written findings.

With respect to some of the building components, what has been built does not comply with the condition of approval so that element must be considered against the controlling standards anew. For example, the condition requiring retaining walls not exceed 3½ feet cannot be satisfied for House #1 where the retaining wall at the rear of the parking space exceeds 5 feet. In a different example, the condition requiring that skylights be installed on "inconspicuous roof slopes" may be satisfied without changing the condition but rather a finding that as built, the skylights satisfy the condition. If the HRB finds that the skylights are not "inconspicuous," mitigation or removal may be required as will be memorialized in new findings and conditions. City staff has worked with the applicant to identify those construction elements that deviate from the 2017 approval.

The second question that has come up is the extent to which the Design Guidelines set forth mandatory approval criteria that the identified alterations must satisfy. This issue was considered by LUBA in the *Friends of Canemah v. Oregon City* case which dealt with this same Canemah Cottages, LLC proposal. 77 Or LUBA 434 (2018). In this case, the Petitioner Friends of Canemah argued that each individual guideline or component concept set forth in the Design Guidelines were mandatory approval criteria that must be satisfied. The City, in conjunction with Canemah Cottages, LLC, argued that the Guidelines were "non-mandatory guidance" against which the proposal must "be generally compatible." LUBA explained that it did not agree with either position. What LUBA said was that it was "not clear" what legal status the City Commission intended to give to the Design Guidelines. As a result, LUBA would apply "a case-by-case inquiry, examining the wording and context" of the particular provision to determine whether it was intended to serve as a mandatory standard.

OREGON CITY HISTORIC REVIEW BOARD

March 17, 2021

From there, LUBA proceeded through each of the guidelines identified by Petitioner in that case. With respect to the “Characteristics of the Vernacular Style” provisions (page 26), LUBA explained that this set forth a description of existing development within the Historic District that do not mandate anything with respect to new construction i.e. all new construction need not be located on their own lot or include garages. These are not issues that have been raised by any party to date with respect to the subject Alteration Review request.

Next, LUBA considered the Character Historic Guidelines set forth on pages 33 through 52. Although there was some question, LUBA concluded that the items identified in the “NOT ALLOWED” column “are prohibited.” For example, “[e]xtensive regrading of lot to raise or lower the main level of a house...” is listed as NOT ALLOWED (p 34), but LUBA found that the City could exercise discretion to determine when grading is “extensive.” LUBA affirmed the City’s interpretation that the grading associated with House 1 would not be “extensive” because the grading was only the amount necessary to allow vehicle access and lowering the prominence of the new dwelling would elevate the prominence of the surround historic homes. In other words, LUBA found that this guideline was “subjective,” giving the City a fair amount of latitude to interpret the standard given the facts of the case presented.

There are a couple of lessons that come from this decision. First, it is not correct to say that all of the Design Guidelines are mandatory approval standards that must be independently satisfied. Rather, in order to be mandatory, the language of the guideline must be unambiguously directed at new construction. Second, even where a guideline is directed at new construction, it may be interpreted in different ways depending on the facts of any given proposal. For example, with respect to skylights, the Guideline identifies as a Design Principle: “Install on inconspicuous roof slopes, mount skylight close to roof plane.” The NOT ALLOWED column prohibits: “Skylights on street-side roofs. No dome or bubble shaped skylights; plastic or acrylic glazing.” Therefore, skylights are prohibited on the portion of a roof that faces a street. They are allowed on other roof sides so long as they are “inconspicuous.” Nothing requires that skylights not be visible from a street but it is up to the HRB to decide whether the skylights on Houses #2, #4, and #5 are sufficiently “inconspicuous” to satisfy the standard.

In conclusion, the HRB review is limited to those building component parts that deviate from the 2017 application coupled with the conditions. Where deviation exists, the HRB must consider whether the constructed element complies with those Design Guidelines that are directed at new construction but may be interpreted based on the unique circumstances of this case.



**Historic Review
Staff Report and Recommendation
February 22, 2021**

FILE NO.: GLUA-21-00001/ HR 21-00001 through 21-00005: Historic Review for Canemah Cottages in the Canemah National Register Historic District.

HEARING DATE: February 23, 2021
7:00 p.m

OWNER: Christopher Staggs, Aria Touch LLC

LOCATION: 508 4th Ave,
450, 462, 474, 486 Miller Street
Oregon City, OR 97045
Clackamas County Map 3-1E-01AA- Taxlots 2200, 3600, and 3700

REQUEST: Historic Review for alterations to previously approved Canemah Cottage Homes development (previous file #s MD-17-01 through MD-17-06, and AP-17-04). Applicant requests changes to the approved designs and interpretation of original conditions of approval including but not limited to the following items: window placement and design, skylight locations, siding material, and porch design.

RECOMMENDATION: Approval with Conditions.

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and "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.

Recommended Conditions of Approval

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

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

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

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

1. The applicant shall add two deciduous trees to the landscape area in front of Houses #4 and #5, along with six large shrubs. The trees shall be at least 1.5" caliper and the shrubs shall have a mature height of at least 4 feet.
2. The applicant shall replace at least four of the shrubs proposed in front of House #1 with larger shrub varieties. The shrubs shall have a mature height of at least 4 feet.
3. If the applicant is unwilling to replace the windows on the facades identified below with windows that match the shadowline of historic wood windows, the applicant shall utilize window trim to achieve 2.5" to 3" of depth from face of trim to glass panes on the following facades:
 - a. Front of house #1
 - b. West elevation of House #1
 - c. Front of House #3
 - d. Front of House #4
 - e. North elevation of House #4
 - f. Front of House #5

I. BACKGROUND:

History of Land Use and Permit Approvals

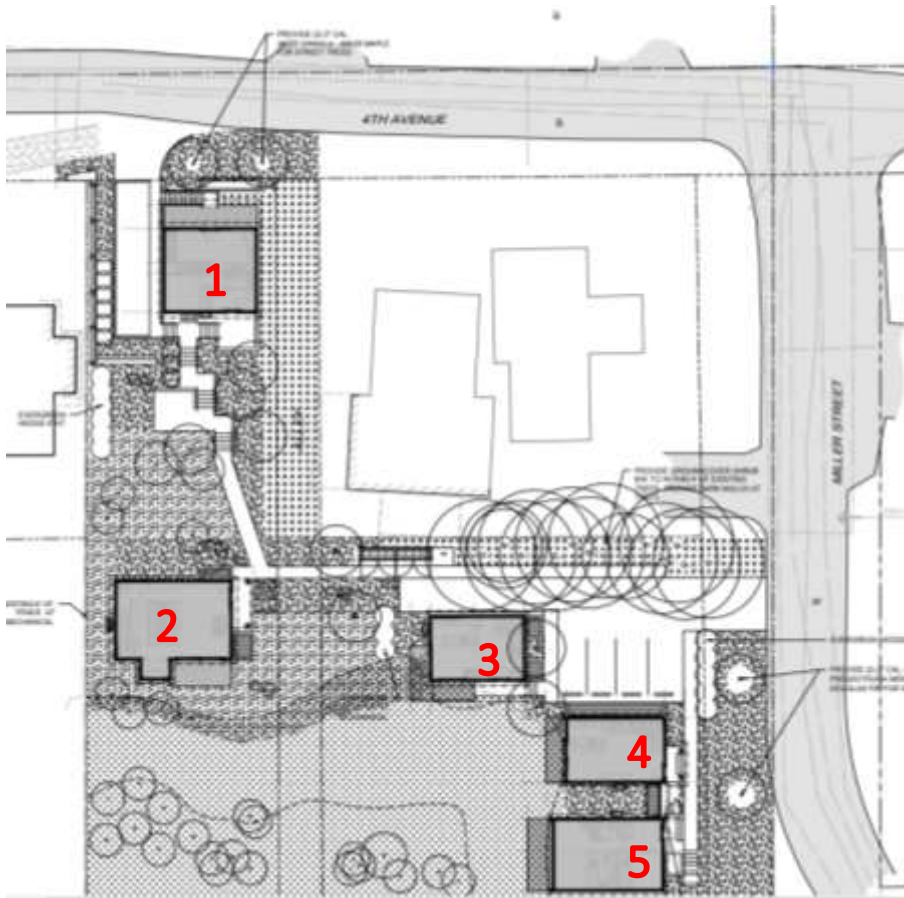
In 2016 and 2017, the applicant submitted applications to the City for approval to construct a cottage home development. The Historic Review Board approved a development of five total cottage dwellings with conditions of approval (MD 17-01 through MD 17-06). The decision was then appealed by Friends of Canemah, and the HRB's decision was upheld by the City Commission through AP-17-04. The decision was then appealed by Friends of Canemah to LUBA. LUBA did not remand the City's decisions and the approvals were then considered final.

The project also submitted for Site Plan and Design Review and Geologic Hazard review through SP-17-145/US-17-09.

In 2018, building permits were issued for the development to begin construction. The building plans were reviewed by planning staff. At the time, Planning staff reviewed the conditions of approval from the Historic Review Board and noted in a written permit review memo which conditions were reflected in the building plans and which conditions remained to be addressed at a later date. The memo noted that the skylights should be reviewed after framing is up, when staff could make a determination which roof areas would be visible from the right of way.

Construction began on the homes in 2019. The applicant completed framing, roofing, and window installation in 2020. Staff was made aware that skylights had been installed without the review that was mentioned in the permit review memo. At that time, staff visited the site and informed the applicant that some of the skylights were visible from the right of way, which was in violation of a Condition of Approval of MD-17-01 – MD17-06.

The building division was later asked to perform an inspection to approve framing and exterior work so that interior work could begin on the homes. The applicant has not yet received approval for that inspection due to the issues identified by the planning division. These issues include the skylight locations mentioned previously, along with other items identified in this report.



Site Plan for 5 cottage homes

Notice and Public Comment:

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

Karen Blaha, who lives directly adjacent to the subject property, submitted a comment urging the HRB to approve the development so that construction can be completed. She commented that when landscaping matures, the concerns over design will be moot.

Susan Borger and Dennis Anderson also urge the approval of the development, stating:

"As homeowners on 4th Avenue, we're advocating for the completion of the Cottage homes. We want to see the construction finished, the site landscaped and homes occupied, in spite of the position of skylights, texture of the siding, proportions of windows or porch locations. This neighborhood is on the national register, but the majority of properties are not of historic significance, Canemah is not Colonial Williamsburg! Most of the residents and visitors to Canemah will not be inspecting these details in their daily travels."

Ron Bistline, who recently constructed a new home in the district on 4th Avenue, asked the Board to reject the requests regarding siding, windows, doors, and retaining walls, and instead hold the applicant to the guidelines. He expressed that other recent projects were required to meet the standards, along with a concern that future development in Canemah would also be permitted to violate the guidelines if this request is approved.

II. Findings and Analysis

Staff has identified a number of discrepancies between the plans approved by the HRB with conditions, and the current constructed dwellings. The discrepancies include items that are directly in conflict with a condition of approval, items that are in conflict with the applicant's proposal, and items that require interpretation by the HRB. The applicant has made this application to the Historic Review Board to request that the Board approve the homes as constructed, which would in effect waive or modify some of the previous conditions of approval.

The discrepancies include: siding, window design, skylights, retaining walls, porches, placement of windows and doors, and building height. Each of these items is explained in detail below with a staff recommendation.

The applicant submitted the following narrative with this application:

The five cottage homes are built according to the permitted drawings and documents submitted to the city planning and building department. (The construction is ongoing and not complete). These documents were reviewed by the planning department prior to construction starting. The last set of documents and drawings reviewed by the HRB, at the time of the hearing when approval was granted, are not reflective of the written conditions of approval. The drawings submitted for permitting do reflect the changes and modifications that were conditioned at time of approval. (We are effectively saying, the discrepancies noted by the city planning are in large part, based on conditions of approval that do not match the HRB conditions and approval of the project, and we believe the homes as they are built, are in compliance with the historic standards and historic intent). The applicant has made minor changes to the exterior elevations from the approved drawings which we believe meet the historic standards of Canemah. Further, there is specific language in the conditions of approval, that are not reflective of the HRB conditions, for example, skylights in Canemah are not to be located on roof slopes facing the right of way. The conditions of approval written for this project incorrectly states, "...skylights shall not be visible from the right of way...". This language does not reflect the historic standards which specifically allow skylights in roofs that are not facing the right of way. (House #4 and #5 have skylights that are visible from the right of way but not facing the right of way). The applicant suggests a review of the as built homes demonstrates the homes are built according to historic guidelines as outlined in the city standards, and, the as built homes meet the approved project.

The Board has a few options; it can approve the structures as they have been constructed, it can require that some designs and/or materials be replaced in order to meet the previous HRB approval, or it can require changes or actions that mitigate for the lack of adherence to the previous HRB approval.

The Historic Review Board's task for this review is to evaluate whether the changes to the structures that do not match the approved designs detract from the character of the Canemah National Register District.

The critical components of the district's character are, first and foremost, the historic contributing structures themselves, along with the development pattern and characteristics in the hillside area of Canemah including:

- Narrow streets and informal driveways
- Basalt walls and channels
- Irregular home placement
- Landscape of dense natural vegetation and mature trees on the steep hillsides

Staff finds that current request does not impact the district's characteristics of narrow streets and informal driveways, the basalt walls and channels, or the dense vegetation. The placement of the homes, which continues the irregularity of the district's pattern, has already been approved and is not proposed to change as a result of this request. Thus, the focus here is on the impact of the houses' designs and materials on the historic homes in the district.

The small size of the homes and simple designs of the street-facing facades serves to direct attention not to themselves but to the larger, historic homes in the district. While the materials that have been used on the homes are modern – textured fiber cement siding, casement and awning windows, and skylights, these elements may be found as acceptable on the modest-sized homes. Other modern elements in the original proposal, such as floor to ceiling windows and vertical siding, have been eliminated, making the homes overall more compatible with the Historic District. These modern materials have been found to be inappropriate on historic contributing homes in the district and on larger newly constructed homes that are bulkier than the historic homes in Canemah. In the past several years, all of the new structures built in Canemah have square footage that is larger than the average historic home in the district, while all five of the homes in this development are smaller than the average historic home in the district. Staff finds that may be reasonable to set the bar higher with respect to material compatibility on larger structures with greater massing that will “stick out,” within the district, and allow more flexibility in materials for smaller structures that better blend into the fabric of the district.

Other mitigating factors that may support the use of these modern materials is that at least some of the homes are located further from the street right-of-way and not as visible from 4th Avenue and Miller Street, where all pedestrian and vehicle activity occurs. There are no sidewalks that would bring a visitor right in front of the homes to see the materials up close. In addition, there is landscaping proposed in front of the homes that will further obscure the view of the materials. Staff recommends that additional landscaping may be needed in front of House #1, #4, and #5 in order to provide screening making these buildings less visible from the street. Another action that might provide some mitigation for the window design is adding thicker window trim to provide a greater depth and shadowline, assuming that the applicant is not willing to replace the windows that are visible from the street.

The following pages include an in-depth analysis of each design element that is in conflict with the approved HRB plans.

Siding

As part of MD 17-01 through MD 17-06, the applicant proposed horizontal wood shiplap siding and some vertical wood siding. The application specifically proposed *“Horizontal earth tone painted cedar rainscreen siding with architecturally significant moments of vertical stained cedar rainscreen.”* The HRB approved the wood siding, and restricted vertical siding for use only on non-street facing facades. The homes have all been built with textured fiber cement siding, and no vertical siding has been used.



Textured fiber cement (hardieboard) siding on the constructed homes.



Product comparisons: Smooth versus Textured (Cedarmill) siding

Guidance from Design Guidelines (2006):

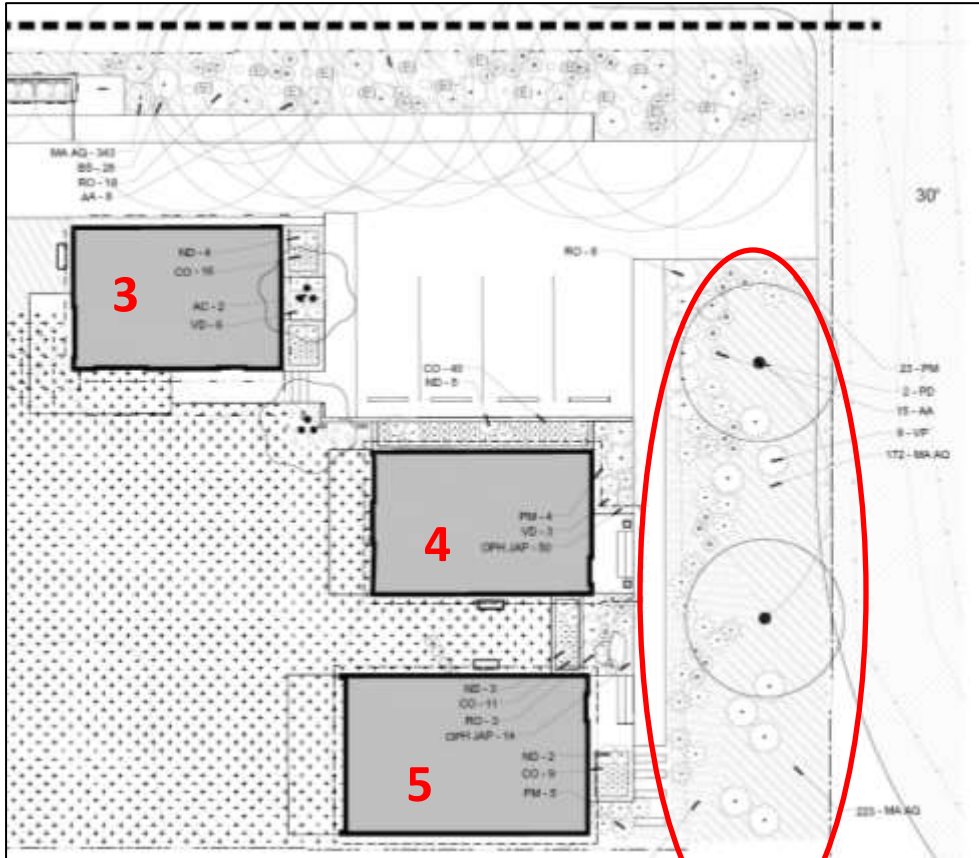
ELEMENT	PRINCIPLE	DESIGN	NOT ALLOWED
Siding	Compatible with historic siding and enclosure materials in size, profile, orientation, texture, and color Commercial Buildings in McLoughlin: Cement plaster is acceptable	Wood siding or materials which have the appearance of horizontal wood siding in an allowable design; sawn wood shingles (painted) in secondary areas and for ornamental detail; Sample approval is required for non-wood horizontal board siding Cement Plaster (stucco): sand or fine finish; natural color, integral or painted; including parging on concrete; use fine joint lines; possible detailing, quoining or rustication	Aluminum, vinyl, scored plywood or sheet siding Alternative board siding not matching the approved profiles or texture Heavy textured or patterned plaster Canemah: cement plaster or similar

Staff Analysis and Recommendation:

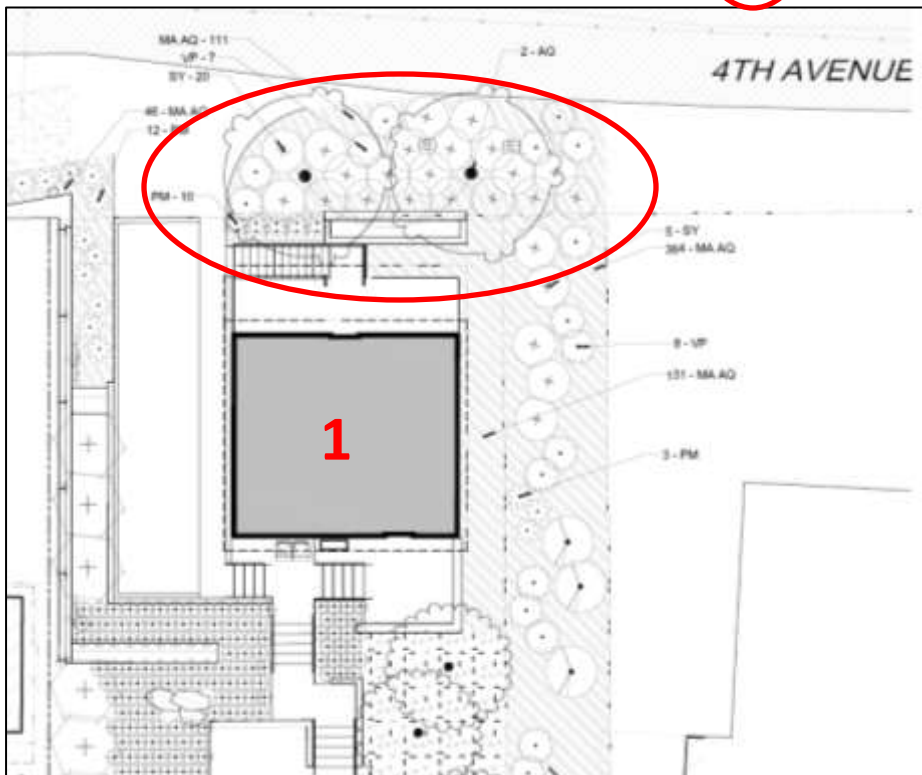
Staff finds that the change from vertical siding to horizontal siding on some of the facades results in a design that is more compatible with the historic character of the district.

The applicant has opined that the textured hardieplank siding meets the city's guidelines, and has not proposed any possible actions that would mitigate for the siding material. For at least the past 15 years, the Board has consistently allowed only smooth hardieplank to mitigate for the use of non-wood siding material for new construction projects. The guidelines do not specifically prohibit textured hardieplank siding, but previous Boards have found that the textured product did not meet the guideline to use materials which have the appearance of horizontal wood siding. Last year, the Board required an HRB-approved project on Center Street to replace textured hardieplank siding with smooth, when textured siding was used by mistake. Board members noted that the waste caused by such a change was unfortunate but that the applicant should be held to the condition of approval. In the case of the Canemah Cottages, the HRB might find that given the setback, landscaping, and the small size of each residence, it might make sense to allow textured hardieplank as it would not be visible from the street and therefore not detract from the Historic District. The development project on Center Street was a commercial office building, built right up to the sidewalk and on a more visible thoroughfare.

If the HRB finds that the textured hardieplank siding is acceptable, the Board should adopt findings that are very context-specific and would not necessarily lead to an allowance for this siding for future development projects.



Landscaping in front of houses #3, 4, and 5



Landscaping in front of house #1

Window Design

As part of MD 17-01 through MD 17-06, the applicant did not include precise details on the window design, other than the statement that 2.5' wide by 5' tall wood windows would be used. All of the windows in the original application were proposed to be casement windows, according to the drawings. Houses #2 through #5 were approved with the following condition of approval:

"Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Nonwood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board."

The windows that have been installed are recessed 1.5" from the trim. Most of the windows are casement windows with a band that divides the window into two squares to give it an appearance of a 1 over 1 window. Because they are casement style windows, the upper and lower portions have the same plane and do not create the shadowline effect of a single or double-hung window.

A few of the installed windows appear to be fixed lite, while many others are awning windows, instead of the proposed casement windows. Many of the awning windows do not have the simulated divided lite horizontal band. According to the design guidelines, awning windows must be reviewed by the HRB and are not allowed to be approved by staff as a change order.



Casement windows with simulated divided lite on the front of House #1.



Casement windows with simulated divided lite on the front of House #5.

Guidance from Design Guidelines (2006):

Window, Residential	Match the member sizing, thickness and shadowline of painted wood windows	Double, single hung Casement, Fixed if style allows Wood clad acceptable if matching and if in suitable color and finish Non wood acceptable if in appropriate style, and matching wood in profile, shadowline, and if in suitable color and finish; Actual sample is required to be approved Divided lights: with exterior muntins only and if style allows	Sliding, and non rectangular windows Awning, hopper upon HRC review Prefinished windows of unsuitable colors; Unfinished or stained finish Grids between glass Tinted or reflective glass, glass block
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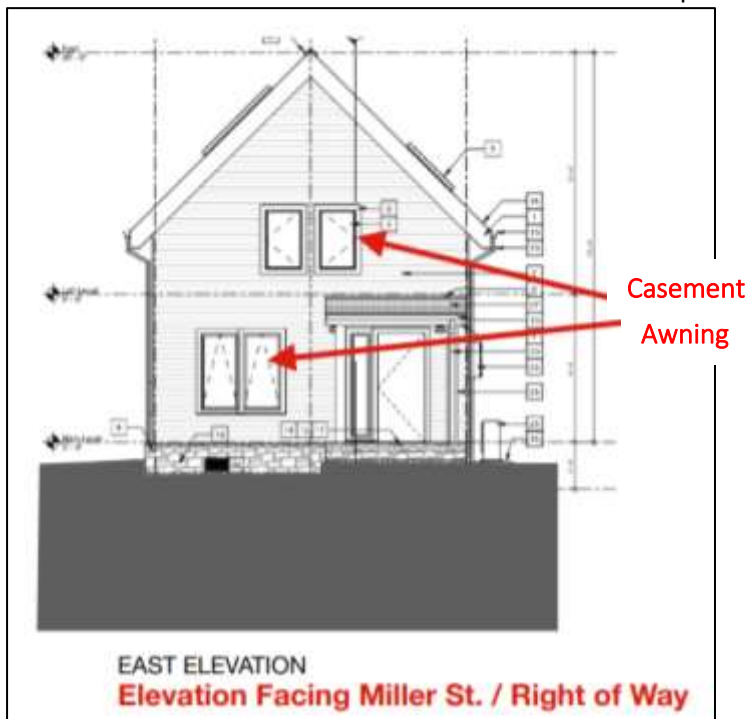
Staff Analysis and Recommendation: The member siding, thickness, and shadowline of painted wood windows is not clearly defined in the guidelines. Because they are casement style windows, the upper and lower portions have the same plane and do not create the shadowline effect of a single or double-hung window. The awning windows also lack the shadowline effect.

A key dimension for painted wood windows is window sill depth. The applicant states that all windows are recessed 1.5" from face of trim, but did not provide any other information comparing this to painted wood windows or demonstrating that this dimension meets the condition of approval. A historic, wood, double-hung window would likely have a greater sill depth, and the Board may or may not find that the 1.5" recessed dimension is acceptable for these windows. If the board requires that the windows be modified in any way, staff recommends that the board be very specific about what window dimensions would be acceptable.

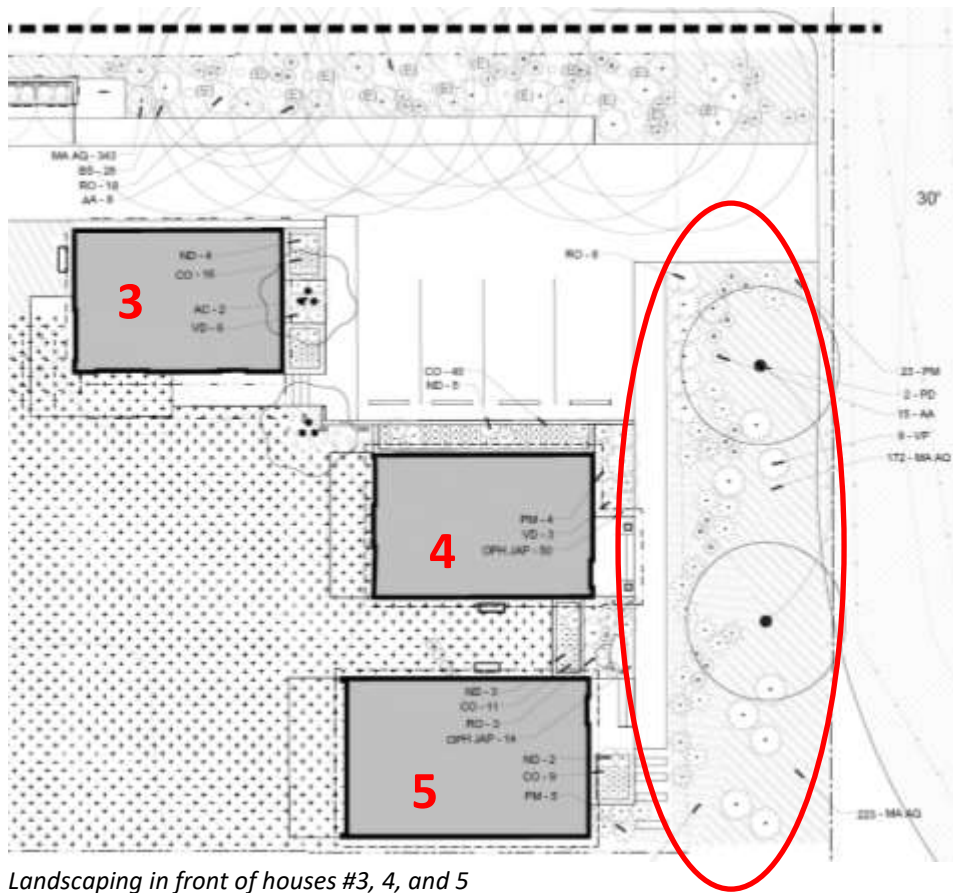
The awning windows that have been installed are in the following locations:

- On the left (east) side of House #1. As this area of the house is obscured from view, staff recommends that the HRB allow the awning windows on House #1 to remain.
- On the front and side (north and east) elevations of House #2. As these parts of the house are generally obscured from view due to the placement of other structures and the topography of the site, staff recommends that the HRB allow the awning windows on House #2 to remain.
- On the north, east, and west elevations of House #3. Some of these windows are on the front and will be visible from Miller Street.
- On the front and side of House #4, which faces Miller Street.
- On the front and side of House #5, which faces Miller Street.

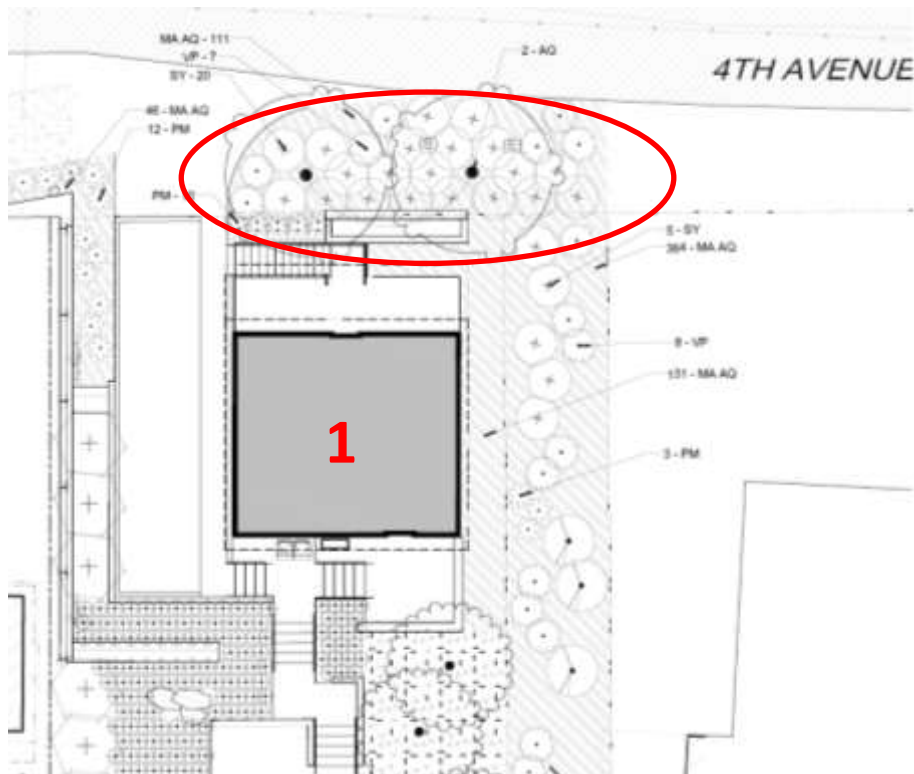
As is the case with respect to the siding, these structures are significantly setback from the street such that the shadowline may not be visible. The proposed landscaping may shield some of the buildings from view. However, the Guidelines are fairly clear in requiring shadowlines that would match a historic wood window. Staff recommends that either (1) the awning windows should be replaced with windows with shadowlines that would match historic windows or (2) additional landscaping is installed and thicker outside window trim be added to increase the depth and shadowline."



House #5 front elevation facing Miller Street contains both awning and casement windows



Landscaping in front of houses #3, 4, and 5



Landscaping in front of house #1

Skylights

As part of MD 17-01 through 17-06, the applicant proposed a number of skylights. The Historic Review Board adopted a condition of approval that skylights were only permitted if they were in *“inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.”* Skylights on House #4 are visible from the right of way. A skylight on House #2 is also currently visible but might be obstructed in the future by landscaping. Skylights on House #5 are marginally visible and are mostly obstructed by vegetation, especially in outside of the winter months.



View from right-of- way on Miller Street – House #4 skylights are visible. August 2020



View from right-of- way on Miller Street – House #4 skylights are visible. August 2020



(Left) View from right-of- way on 4th Avenue – House #2 skylight. August 2020



(Right) View from right-of- way on Miller Street – House #5 skylight. August 2020

Guidance from Design Guidelines (2006):

Skylights	Install on inconspicuous roof slopes, mount skylight close to roof plane	Rectangular in shape with rectangular flat clear (exterior sheet) glass	Skylights on street-side roofs. No dome or bubble shaped skylights; plastic, acrylic glazing
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Staff Analysis and Recommendation:

The skylights that have been installed are rectangular in shape with flat glass. They are placed on side-oriented roof slopes but are visible from the right of way, in violation of the condition. The skylight on House #2 does face 4th Avenue but is setback considerably from 4th Avenue, near the rear of the property. The skylight on House #2 will be at least partially obscured by trees planted on site. The skylights on House #5 are mostly obscured by vegetation, especially during the summer. House #4 blocks the view of the north facing skylights on House #5. Staff recommends that the skylights on House #2 and House #5 be approved.

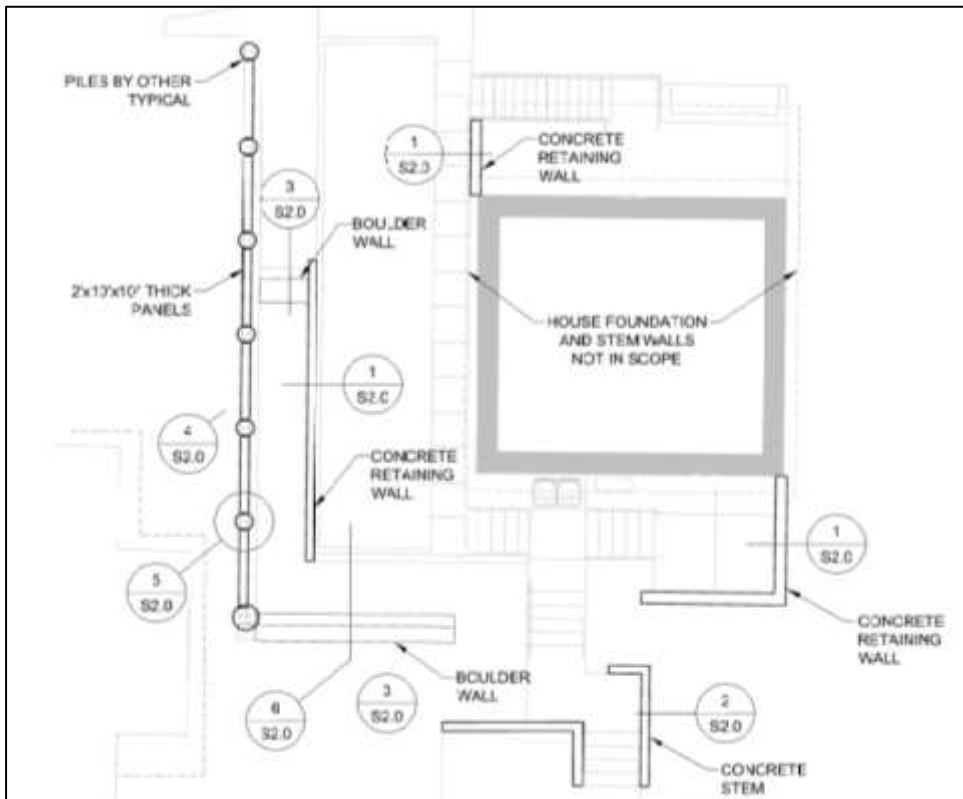
While the skylights on House #4 do not meet the original condition of approval, staff advises that the skylights might be found to be appropriate due to their low profile, reasonable size, and location on side-oriented roofs. The use of skylights is a modern design and can be found to be compatible under these circumstances, especially on a structure with modest massing and height. There do not appear to be any possible actions that would mitigate for the visibility of these skylights.

Retaining walls

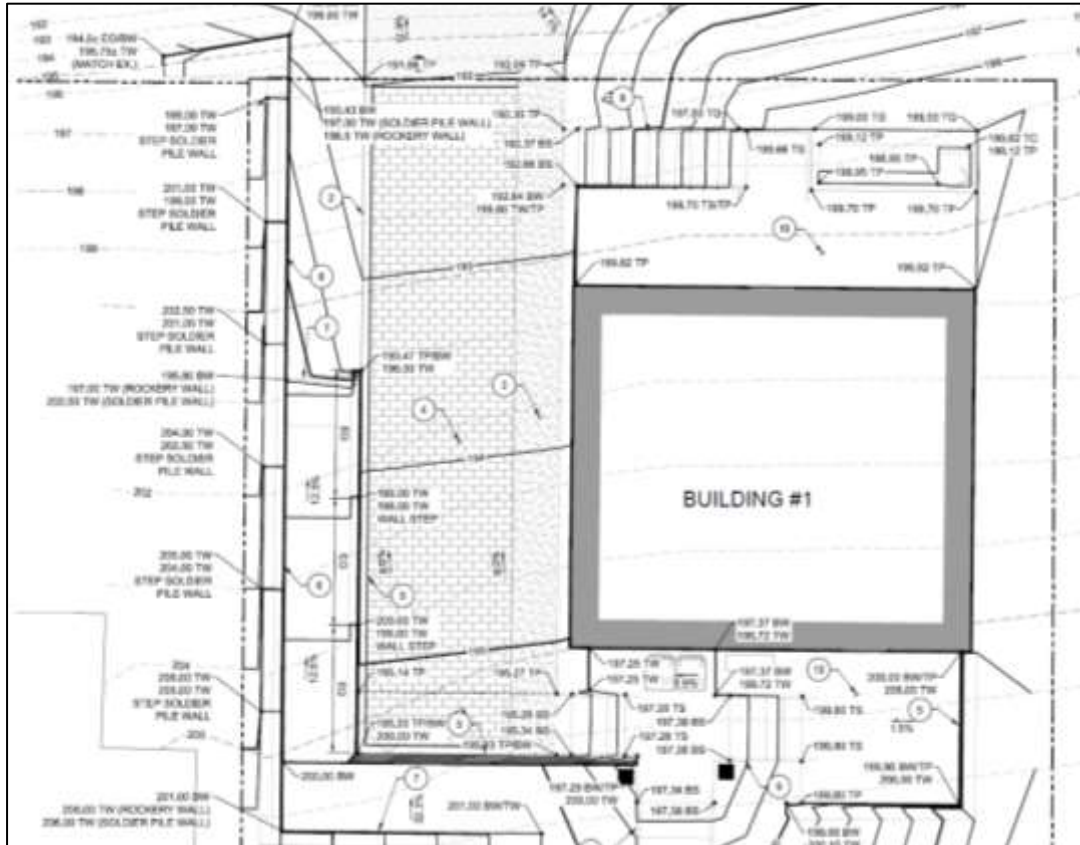
As part of MD 17-01 through MD 17-06, the applicant proposed retaining walls of concrete and layered with “basalt stone over the structural elements along with covering with planting to minimize appearance and to blend more seamlessly in with the surrounding landscape.” The proposal included a retaining wall taller than 3 ½ feet in front of homes #1 and #3, and the Historic Review Board included a condition of approval for House #1 that “Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.” Another condition of approval was written to be specifically about the height of walls in front yards only. It is not clear if the HRB intended for all of the retaining walls on site to be limited to 3.5 feet in height, or just the walls in front yards. It appears that the retaining wall behind House #1 may be taller than 3.5 feet when construction is complete. The construction plans show it is approximately 5 feet in height at the back of the driveway.



Retaining wall next to House #1, at end of driveway



Construction plans: retaining wall plan sheet



Construction plans: grading plan

Guidance from Design Guidelines (2006):

Walls, Site	Low landscape walls for increased site utility Minimize retaining walls and their heights Use natural materials, finished concrete	Minimize the height and presence of walls; Use of rock, brick, concrete with finishing; mortared or stacked true masonry or stone that was traditionally quarried in the area	Gabion, rip-rap, stacked recycled concrete if unfaced Wood, railroad tie retaining walls in commercial or public setting Use of materials, stone, not regionally available during the historic period
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Staff Analysis and Recommendation:

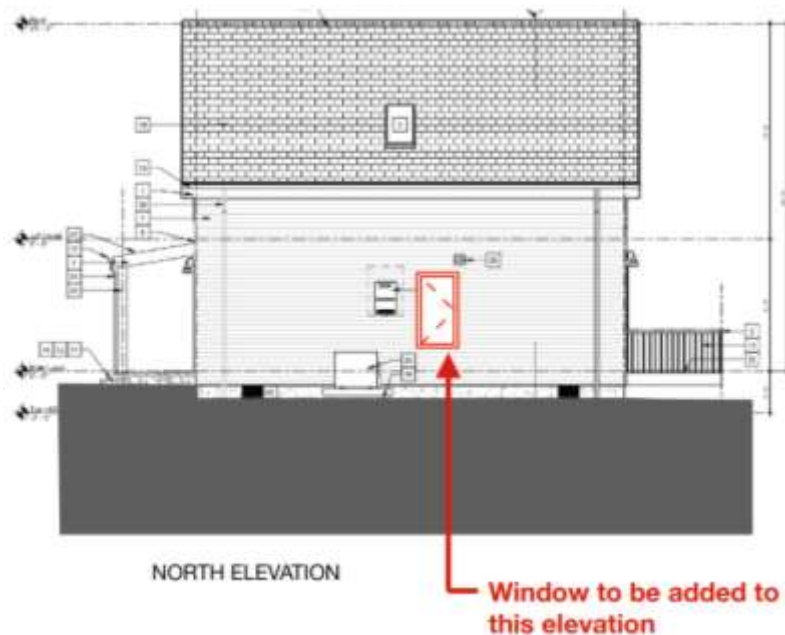
The design guidelines do not contain a specific height limit but rather call for minimization of retaining walls. The wall behind House #1 is in the rear yard and can be up to 6 feet in height based on general city standards. If the wall will end up being taller than 3.5 feet and the HRB finds that the height is not acceptable, the applicant could be required to add another wall to terrace the slope. Staff does not recommend any conditions of approval given that the wall is in the rear yard and proposed to be planted with vine coverage.

Placement and shape of windows and doors

As conditions of approval for MD 17-01 through MD 17-06, the HRB required some adjustments to windows and doors. The applicant made the required changes, but also made numerous other changes to window and door placement that were not required or approved by the HRB. It is fairly common for slight changes to window placement to occur after HRB approval due to interior design decisions that are made prior to building permit submissions.

There was a public comment submitted regarding the use of sidelites next to the entry doors. While sidelites are probably not typical in Canemah, they were approved in the original application to the HRB (MD 17-01 – MD 17-06).

Due to the sheer number of changes, staff recommends that instead of comparing what was approved to what has been built, the HRB simply considers whether the existing window and door placement is appropriate. Staff does not have any major concerns about the placement of windows and doors, except on House #5, where no windows are present on the side elevation facing House #4. The applicant has proposed to add a window to this façade, which is acceptable. Staff recommends that the HRB accept the window and door placement as proposed on all five homes.



The applicant proposes to add a window to the north elevation of House #5.

Porches

On houses #2 and #5, a partial front porch has been added. On house #2, the porch and entrance was originally proposed on the side of the home, and the HRB required that the front door be on the front instead. The applicant also modified the porch, adding a projecting porch on the front of house #2. On house #5, the applicant proposed a recessed porch, which was approved by the HRB. The house has been constructed with a projecting porch instead, with no recessed area on the front.

The porches that have been constructed are similar to those on the other homes in the development. They are of simple design and do not violate any design guidelines or conditions of approval. Staff recommends that the HRB accept the porch changes as proposed.



(Left) House #5 under construction in Fall 2020 with projecting porch.

(Right) House #2 under construction with projecting porch added.

Building Heights and Massing

The overall height of houses #3 and #5 are taller than what was approved by the HRB in MD-17-01 through MD 17-06. House #3 is approximately 1.5 feet taller than proposed, and House #5 is approximately 4.5 feet taller than proposed. This discrepancy was not discovered by staff during the review of the building plans. The additional massing is due to more second level height above the first story windows. These heights are the same or similar to the other houses in the development, and are not taller than what is allowed by the design guidelines. Staff recommends that the HRB accept the building heights as proposed.



Proposed and constructed versions of House #5. The height difference is approximately 4.5 feet.



Proposed and constructed versions of House #3. The height difference is approximately 1.5 feet.

III. APPLICABLE STANDARDS AND FINDINGS

17.40.060 - Exterior alteration and new construction.

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued 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.

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.

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

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

Finding: Complies with Conditions. The purpose of the district is to:

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

Staff finds that current request does not impact the district's characteristics of narrow streets and informal driveways, the basalt walls and channels, or the dense vegetation. The placement of the homes, which continues the irregularity of the district's pattern, has already been approved and is not proposed to change as a result of this request. Thus, the focus here must be on whether the materials – the siding, windows and skylights - detract from the character of the protected Historic District.

The small size of the homes and simple designs of the street-facing facades serves to direct attention not to themselves but to the larger, historic homes in the district. While the materials that have been used on the homes are modern – textured fiber cement siding, casement and awning windows, and skylights, these elements may be found as acceptable on the modest-sized homes, given their location. These modern materials have been found to be inappropriate on historic contributing homes in the district and on larger newly constructed homes that are bulkier than the historic homes in Canemah. In the past several years, all of the new structures built in Canemah have square footage that is larger than the average historic home in the district, while all five of the homes in this development are smaller than the average historic home in the district. Therefore, given the unique size, massing and placement of these homes, coupled with surrounding landscaping, it might make sense to allow greater flexibility with respect to materials.

Other mitigating factors that might support the use of more modern materials are that the homes are removed from the street pavement of 4th and Miller, where all pedestrian and vehicle activity occurs. There are no sidewalks that would bring a visitor right in front of the homes to see the materials up close. In addition, there is landscaping proposed in front of the homes that will further obscure the view of the materials. Staff recommends that additional landscaping may be needed in front of House #1, #4, and #5 in order to provide ample screening. Another action that might provide some mitigation for the window design is adding thicker window trim to provide a greater depth and shadowline, assuming the HRB finds that replacement of the windows is not necessary. Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.

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

Finding: Complies with Condition.

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

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860s. Having evolved from a community for the elite of the riverboat industry to a workers' community, Canemah retains essentially the same sense of place it had in the latter half of the 19th century. Situated above the Falls of the Willamette, it was an important portage town and the major shipbuilding center on the upper Willamette River. Canemah was listed as a Historic District in the National Register of Historic Places in 1977.

Goal 5.3 Historic Resources

Policy 5.3.1

Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.

Policy 5.3.8

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

Finding: Complies with Conditions. Staff finds that current request does not impact the district's characteristics of narrow streets and informal driveways, the basalt walls and channels, or the dense vegetation. The placement of the homes, which continues the irregularity of the district's pattern, has already been approved and is not proposed to change as a result of this request. Thus, the focus here is on the impact of the houses' designs and materials on the historic homes in the district.

The small size of the homes and simple designs of the street-facing facades serves to direct attention not to themselves but to the larger, historic homes in the district. While the materials that have been used on the homes are modern – textured fiber cement siding, casement and awning windows, and skylights, these elements may be found to be acceptable on these unique, modest-sized homes. These modern materials have been found to be inappropriate on historic contributing homes in the district and on larger newly constructed homes that are bulkier than the historic homes in Canemah. In the past several years, all of the new structures built in Canemah have square footage that is larger than the average historic home in the district, while all five of the homes in this development are smaller than the average

historic home in the district. Staff finds that it is reasonable to set the bar higher for materials on larger structures with greater massing that will “stick out,” within the district, and allow more flexibility in materials for smaller structures that better blend into the fabric of the district.

Other mitigating factors that support the use of these modern materials are that the homes are removed from the street pavement of 4th and Miller, where all pedestrian and vehicle activity occurs. There are no sidewalks that would bring a visitor right in front of the homes to see the materials up close. In addition, there is landscaping proposed in front of the homes that will further obscure the view of the materials. Staff recommends that additional landscaping may be needed in front of House #1, #4, and #5 in order to provide ample screening. Another action that might provide some mitigation for the window design is adding thicker window trim to provide a greater depth and shadowline.

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

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

Finding:

The development of the five structures have already been approved by the Board. The scope of the current application is limited to design details such as windows, siding material, skylights, and retaining walls. The Canemah National Register district’s historic value comes from the preservation of the historic structures in the district, and the pattern of development. The overall development and placement of structures that will become part of the pattern of the Canemah District will not change as a result of the HRB’s decision on these design details.

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

Finding: The development of the five structures have already been approved by the Board. The scope of the current application is limited to design details such as windows, siding material, skylights, and retaining walls. The Canemah National Register district’s historic value comes from the preservation of the historic structures in the district, and the pattern of development. The overall development and placement of structures that will become part of the pattern of the Canemah District will not change as a result of the HRB’s decision on these design details.

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

Finding: Complies with Conditions. See findings in Section II of this staff report. The applicant shall add two deciduous trees to the landscape area in front of Houses #4 and #5, along with six large shrubs. The trees shall be at least 1.5” caliper and the shrubs shall have a mature height of at least 4 feet. The applicant shall replace at least four of the shrubs proposed in front of House #1 with larger shrub varieties. The shrubs shall have a mature height of at least 4 feet. If the applicant is unwilling to replace the windows on the facades identified below, the applicant shall utilize window trim to achieve 2.5” to 3” window depth from face of trim to glass panes on the following facades:

- a. Front of house #1
- b. West elevation of House #1
- c. Front of House #3
- d. Front of House #4

- e. North elevation of House #4
- f. Front of House #5

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

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

Finding: Complies as Proposed. Environmental and energy consequences of replacement of materials or re-design of the structures may be taken into account by the Board. The environmental and energy waste of discarding new building materials for five homes is significant and is in conflict with the spirit of historic preservation, which values the embodied energy in existing building materials. These consequences must be balanced with other approval criteria.

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

Finding: Complies with Conditions. See Section 2 of the staff report. Design guidelines that are relevant to the application are discussed in the Section 2 of this staff report. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

IV. 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.

V. CONCLUSIONS AND RECOMMENDATIONS

Based on the following findings, staff recommends that the Historic Review Board approve the proposed development of GLUA-21-00001/ HR 21-00001 through 21-00005: Historic Review for Canemah Cottages in the Canemah National Register Historic District with conditions for the property located at Clackamas County Map 3-1E-01AA- Taxlots 2200, 3600, and 3700.

Exhibits

1. Vicinity Map
2. Applicant's Submission
3. Public Comments
4. MD-17-01 – 17-076 staff report
5. MD -17-01 – 17-06 application materials
6. AP 17-04 Findings and Decision
7. Approved engineering and landscaping plans
8. Photos of homes under construction

TYPE III –HISTORIC REVIEW BOARD SUBMITTAL

February 1, 2021

APPLICANT: Canemah Cottages LLC
502 Main Street, Oregon City, OR 97045

OWNER: Canemah Cottages LLC (Christopher Staggs AIA)
502 Main Street, Oregon City, OR 97045

REQUEST: Review of Exterior / As Built HOMes

LOCATION: 508 4th Ave., Oregon City, OR

I. BACKGROUND:

Note: Applicant encourages HRB members to visit site and observe homes.

1. **Existing Conditions:** The five cottage homes are built according to the permitted drawings and documents submitted to the city planning and building department. (The construction is ongoing and not complete). These documents were reviewed by the planning department prior to construction starting. The last set of documents and drawings reviewed by the HRB, at the time of the hearing when approval was granted, are not reflective of the written conditions of approval. The drawings submitted for permitting do reflect the changes and modifications that were conditioned at time of approval. (We are effectively saying, the discrepancies noted by the city planning are in large part, based on conditions of approval that do not match the HRB conditions and approval of the project, and we believe the homes as they are built, are in compliance with the historic standards and historic intent). The applicant has made minor changes to the exterior elevations from the approved drawings which we believe meet the historic standards of Canemah. Further, there is specific language in the conditions of approval, that are not reflective of the HRB conditions, for example, skylights in Canemah are not to be located on roof slopes facing the right of way. The conditions of approval written for this project incorrectly states, "...skylights shall not be visible from the right of way...". This language does not reflect the historic standards which specifically allow skylights in roofs that are not facing the right of way. (House #4 and #5 have skylights that are visible from the right of way but not facing the right of way). The applicant suggests a review of the as built homes demonstrates the homes are built according to historic guidelines as outlined in the city standards, and, the as built homes meet the approved project.
2. **Project Description:** 5 cottage homes in Canemah Historic District

CODE RESPONSES:*17.40.060 - Exterior alteration and new construction.*

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.*
 - B. *Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.*
 - C. *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,*
 - 1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
 - 2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*
- If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.*
- D. *[1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*
 - F. *For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:*
 - 1. *The purpose of the historic conservation district as set forth in Section 17.40.010;*
 - 2. *The provisions of the city comprehensive plan;*
 - 3. *The economic effect of the new proposed structure on the historic value of the district or historic site;*
 - 4. *The effect of the proposed new structure on the historic value of the district or historic site;*

5. *The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;*
Applicant response: (Response to F.5 is applicable). Based on the historic home guidelines, the previously approved permit documents, the as built homes meet the historic standards in proportion, scale, texture and materials (see attached exterior photographs)
6. *Economic, social, environmental and energy consequences;*
7. *Design guidelines adopted by the historic review board.*

Design Guidelines for New Construction - Canemah

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.

Applicant response: The construction is built to compliment the Canemah historic district “Vernacular” style. During the original HRB review of our project we produced an extensive survey of the district identifying the features of the Canemah homes and character. The construction is based on these findings as well as the approval of the HRB. We have not changed the project from this original intent with the following exceptions and request for approval at this hearing:

1. **House 1: window facing south (away from right of way and not visible) removed. Window facing east added for light in upstairs bathroom.**
2. **House 2: skylight in roof facing right of way that will be covered with landscape and will not be visible. Entry elevation window changed to square. House 2 is the least visible house on the property located in the rear.**
3. **House 3: N/A**
4. **House 4: N/A**
5. **House 5: North facing Window facing House 4 moved to bathroom (to be installed)**

Note: all houses siding changed to wood simulated Hardi board in lieu of wood (allowed by historic guidelines)

Note: all primary windows facing right of way are in the 2:1 proportion as is the predominant window proportion in Canemah with some square windows and sidelight windows by front doors.

Note: all house siding is horizontal (rather than) horizontal on elevations facing right of way and vertical on elevations facing away from right of way. Historic standard and style is horizontal.

2. SITE

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

Residential buildings are to face the street squarely with their primary face in full view, and to be set back from lot lines and be spaced from one another similar to the immediate neighborhood. The primary structure is to be placed in the primary position with accessory structures in a service or

ancillary position except where topography is an issue. Yard area between the house and street to primarily be planted with minimal paving only for pedestrian access and for vehicle movement. More private activity spaces to be located at the less public areas of the site.

SITE CHARACTERISTICS OF THE VERNACULAR STYLE IN CANEMAH

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

Applicant Response: No changes proposed to site design as approved by HRB

3. BUILDING FORM

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

BUILDING FORM CHARACTERISTICS OF THE VERNACULAR STYLE IN CANEMAH

- Form easily allows additions and alterations such as increases in family size, activities or changing technology; generally smaller in size than McLoughlin.
- Shape: rectangular in plan, with smaller rectangular combinations to primary form; Rectangular or square form reinforced on façade. L-plan, T-plan options.
- Height: Maximum 1 ½ stories in height; Basement option.
- Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.
- Roof: gable, of not less than 8:12 pitch, 10:12 and steeper are preferred. No cross-gable roofs; Possible wing or addition with lower ridgeline that is perpendicular or is offset.

Applicant Response: No changes proposed to site design as approved by HRB

4. DESIGN COMPOSITION

Include a range of more detailed design issues that address groups of elements, individual elements, their design and how they relate to the overall composition and finish. The principles place a traditional emphasis on the design's composition as seen from the exterior, rather than as a result of interior functional planning requirements. They also outwardly convey a sense of quality craftsmanship. The design composition principles, being more detailed, and stylistically dependent, are typically developed after the previous principles are resolved. These principles also reflect historically appropriate materials, respective finishes, and unobtrusive integration of new technology.

DESIGN COMPOSITION CHARACTERISTICS OF THE VERNACULAR STYLE IN CANEMAH

- Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.
- Designed and built without assistance of a trained architect. Collaborative design evolved with homeowner and builder, based on familiar styles, features and products.
- Can combine features from other architectural styles popular during the historic period; simpler designs than McLoughlin.
- Porch: full or partial length at the front entry; if close to the ground, no railings; at main story only.
- Dormers: None.
- Materials: local, readily available.
- Windows: 1:1, double hung windows.
- Siding: horizontal board siding; typically shiplap, or channel; occasionally bevel.
- Ornament: Exterior decoration is modest, consisting of scroll-work brackets at the top of porch pillars, plain cornerboards and simple window trim. Most houses do not feature spindlework in the peaks of their gable roofs.
- Interior fireplaces and chimneys.

Applicant Response: The proposed changes to the approved homes as outlined in Section 1 "Style" follow the vernacular style of Canemah by NOT being rigid, and following design flexibility and variation.

17.40.065 - Historic Preservation Incentives.

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

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

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

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

Applicant Response: We request the HRB approve the homes, as built, if necessary, through the historic incentives. We believe the homes, as built, are in the spirit of Canemah Vernacular style and are an appropriate, contemporary addition to the historic district.

ALSO

Relevant Character Guidelines:

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

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

Chapter 17.12 R-6 Single-Family Dwelling District

17.12.020 - Permitted uses.

Permitted uses in the R-6 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing;
- J. Transportation facilities.

Applicant Response: N/A to this application

17.12.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;

- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions.
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

Applicant Response: N/A to this application

17.12.035 - Prohibited uses.

Prohibited uses in the R-8 district are:

- A. Any use not expressly listed in Section 17.12.020 or 17.12.030.
- B. Marijuana businesses.

Applicant Response: N/A to this application

17.12.040 - Dimensional standards.

Dimensional standards in the R-6 district are:

- A. Minimum lot areas, six thousand square feet;
- B. Minimum lot width, fifty feet;
- C. Minimum lot depth, seventy feet;

Applicant Response: N/A to this application

- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;

Applicant Response: N/A to this application

- E. Minimum required setbacks:

1. Front yard, ten feet minimum setback,
2. Front porch, five feet minimum setback,
3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.
4. Interior side yard, nine feet minimum setback for at least one side yard; five feet minimum setback for the other side yard,
5. Corner side yard, fifteen feet minimum setback,
6. Rear yard, twenty feet minimum setback,
7. Rear porch, fifteen feet minimum setback.

Applicant Response: N/A to this application

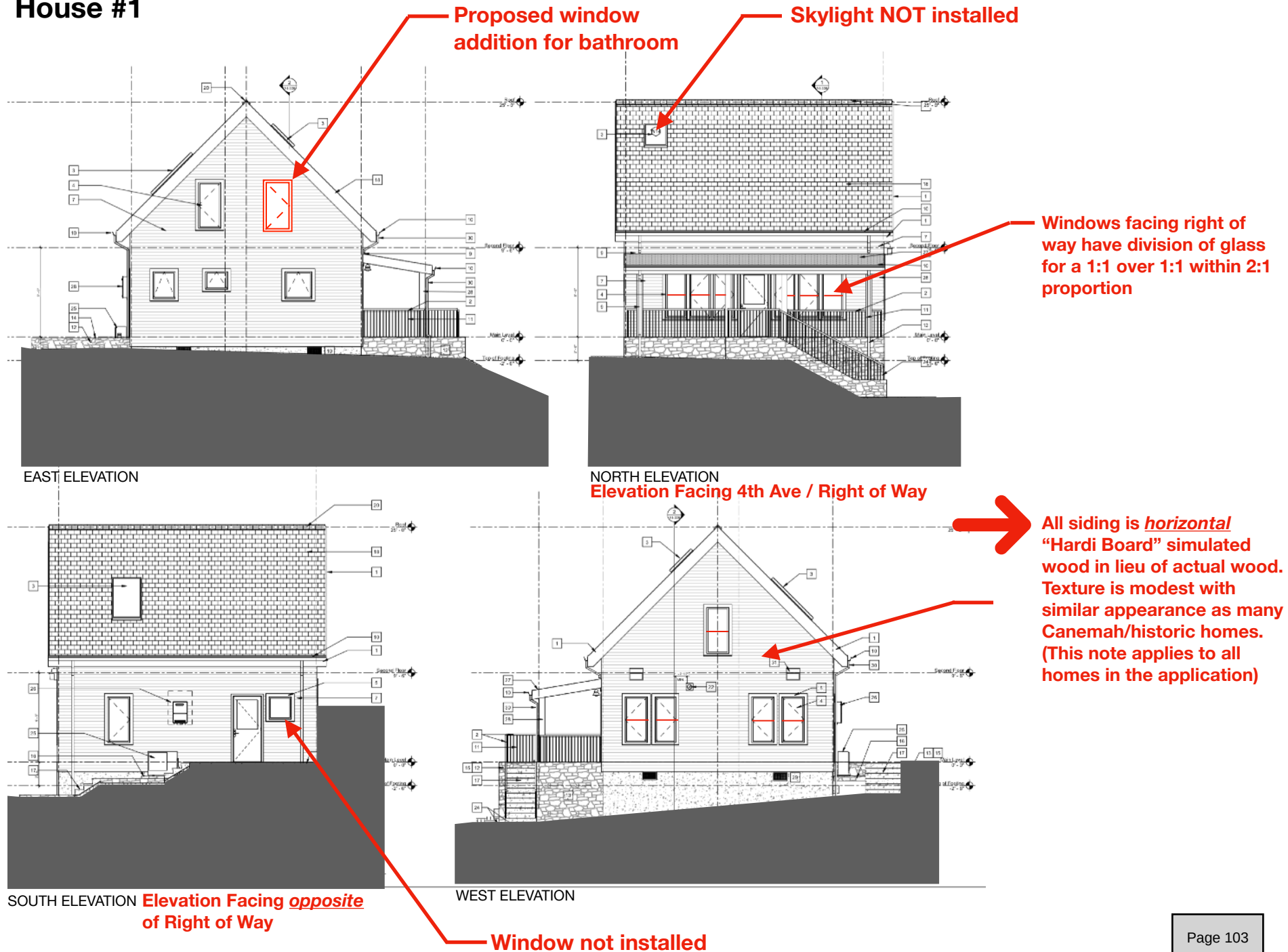
- F. Garage standards: See Chapter 17.20—Residential Design and Landscaping Standards.

Applicant Response: N/A to this application

- G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

Applicant Response: N/A to this application

House #1



House #2 (This home is 150' from right of way and partially visible)

➔ Note: All windows recessed 1.5" from trim. Neither Historic Guidelines, nor original COA specify a window depth

Item #2.

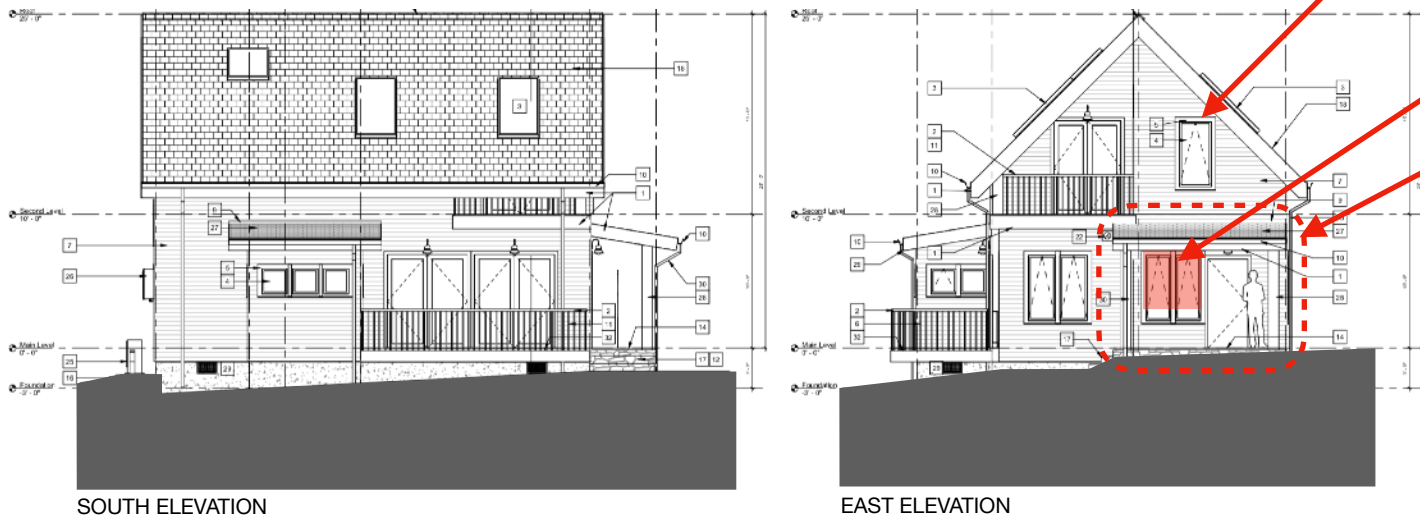
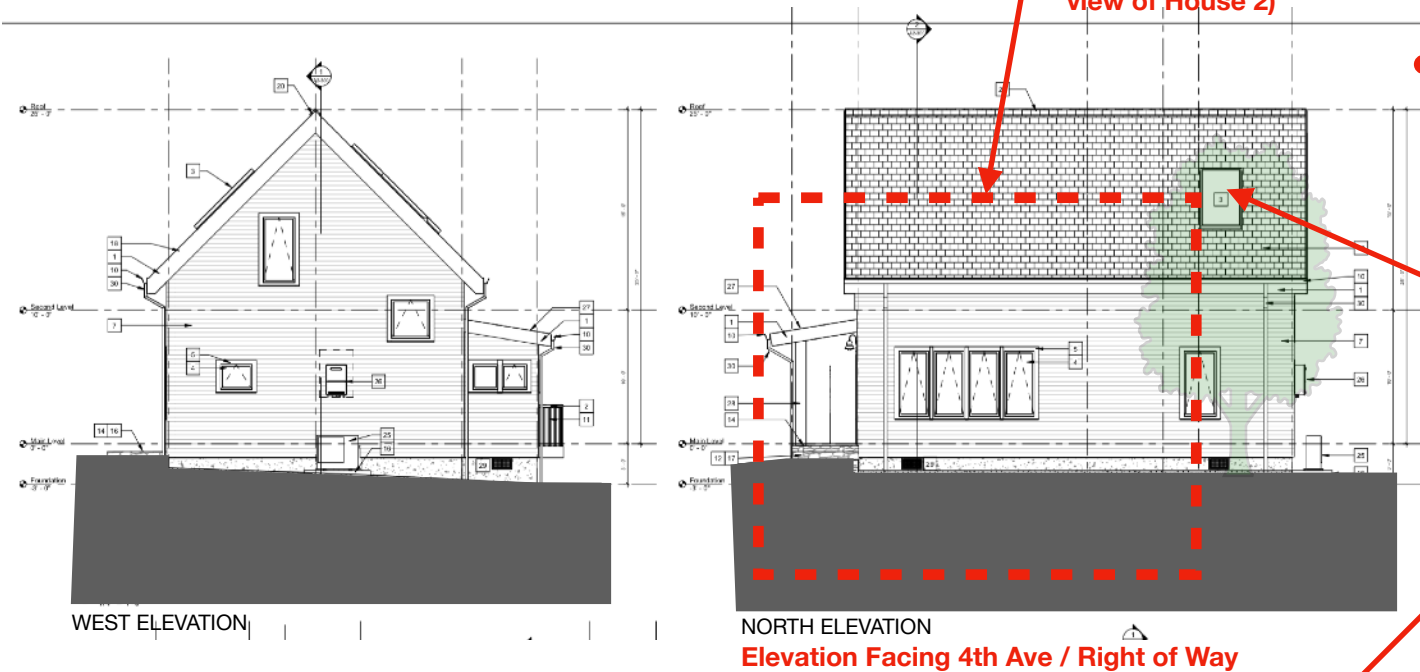
➔ Fascia width is the same on all homes, was not specified in original HRB application; there is no specific fascia width requirement in Canemah.

View of Skylight, facing 4th Ave ROW is mitigated by landscape; is flush with roof and inconspicuous.

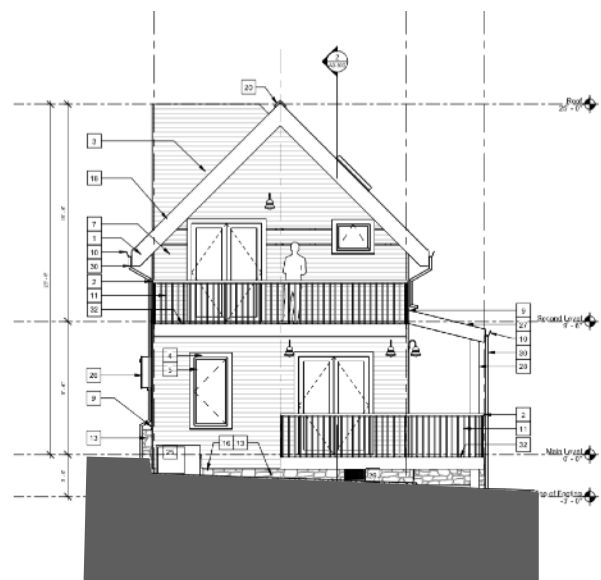
All windows facing ROW are 2:1 proportion with dividing member; see photo

Window changed to square

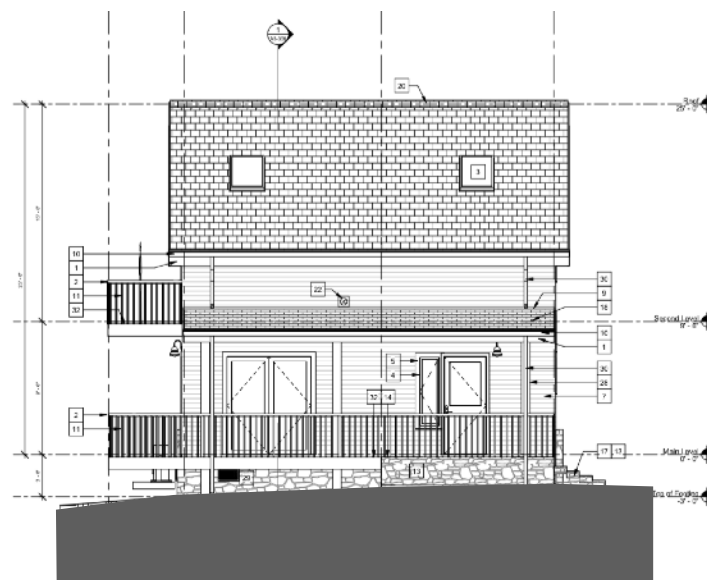
Entry porch and door added to front of home. (Original HRB application did not show an entry or porch. Meets historic guidelines and is similar to all the cottages).



House #3

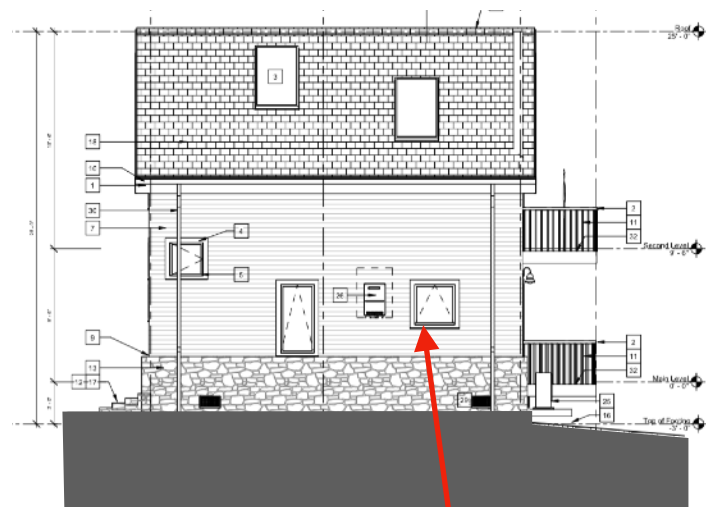


WEST ELEVATION
Elevation Facing *opposite* of Right of Way



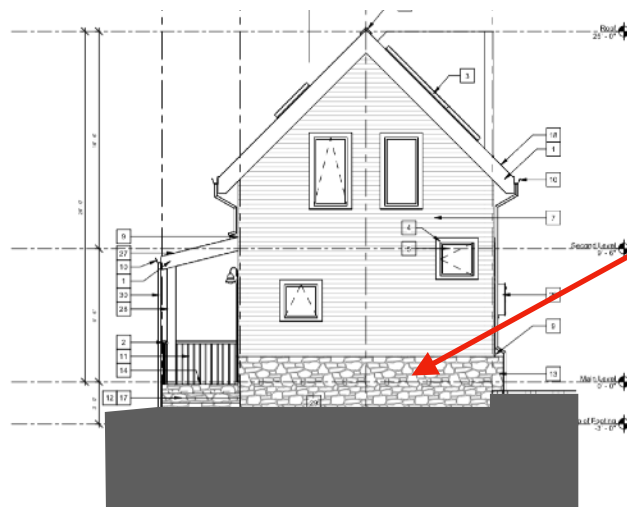
SOUTH ELEVATION

Massing and Height the same as Houses 4 and 5



NORTH ELEVATION

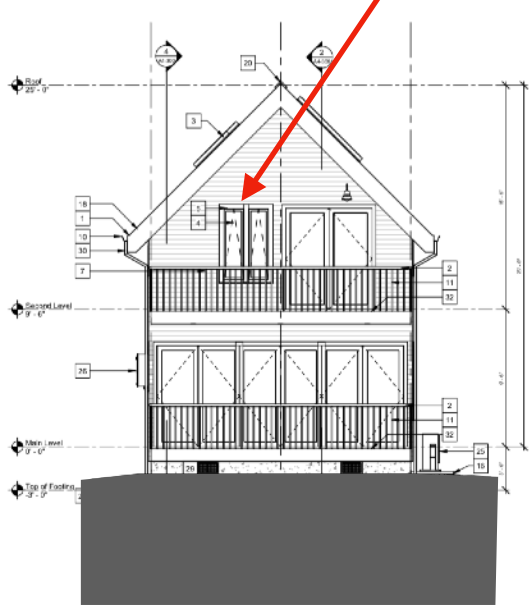
Window changed to square



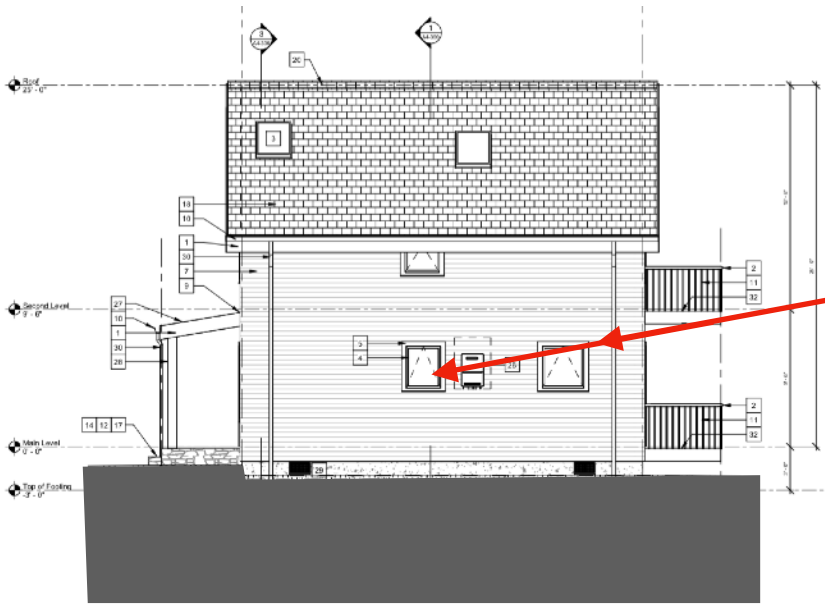
EAST ELEVATION
Elevation Facing Miller St. / Right of Way

All Homes - Stone veneer replaced with typical concrete foundation - meets historic standards

House #4



WEST ELEVATION
Elevation Facing *opposite* of Right of Way

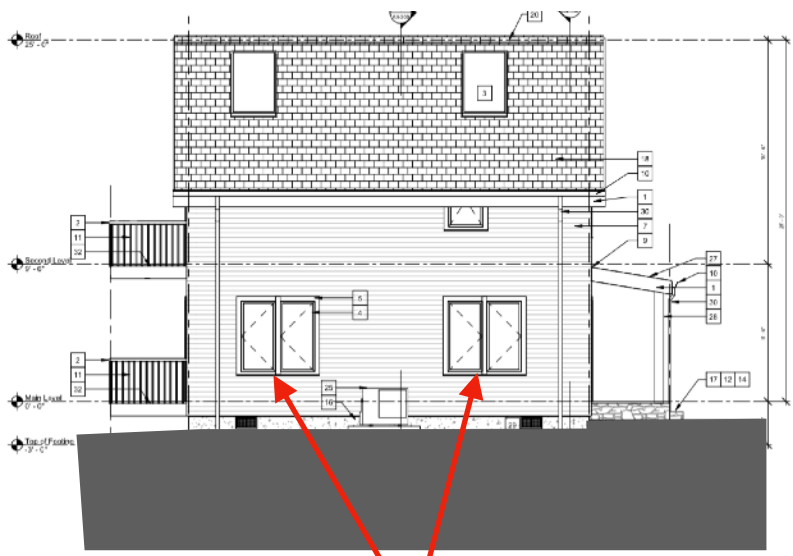


NORTH ELEVATION

Window size changed to square

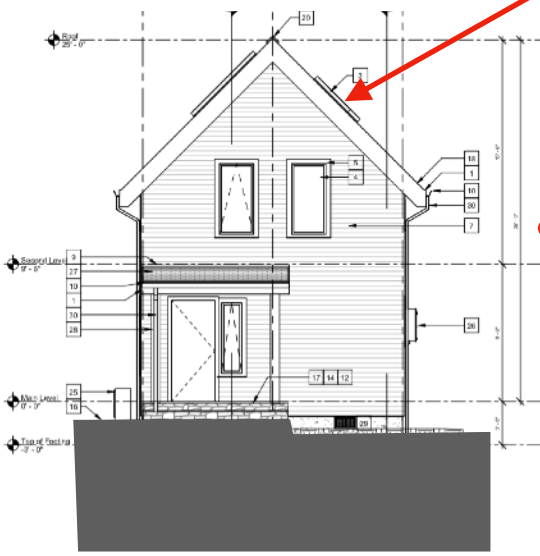
Skylight is not facing right of way and is not visible from right of way; historic guidelines reference - *"skylights shall not be in roofs facing ROW"*

All Homes - roof overhangs reduced; more consistent with Canemah homes than original application.



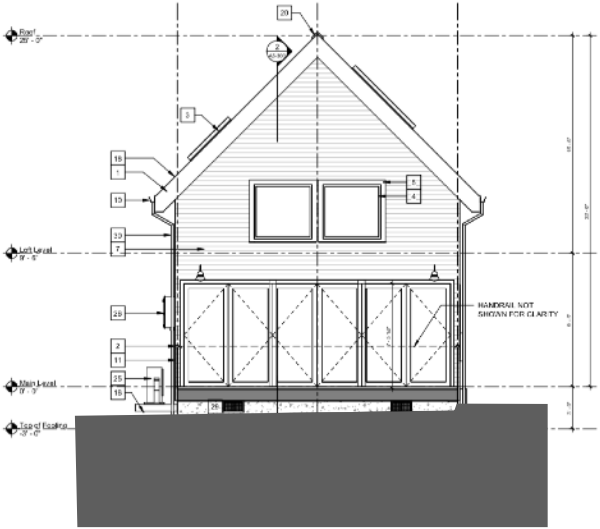
SOUTH ELEVATION

Windows added to improve natural light; more consistent with all homes



EAST ELEVATION
Elevation Facing Miller St. / Right of Way

House #5

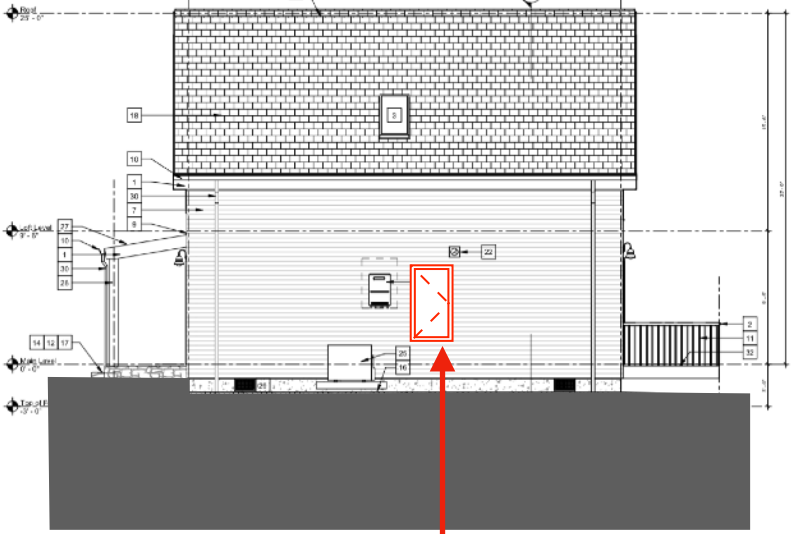


WEST ELEVATION
Elevation Facing opposite of Right of Way



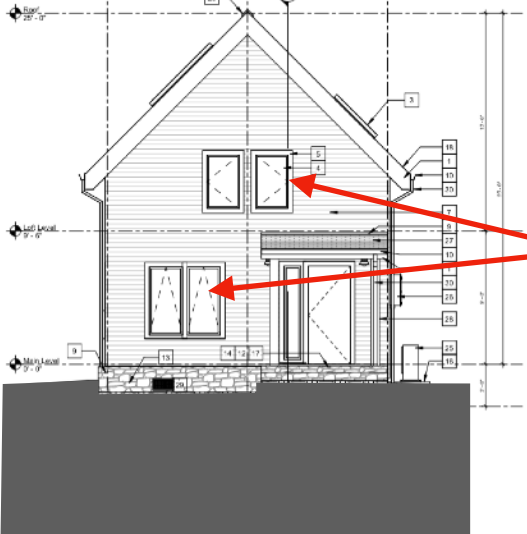
SOUTH ELEVATION

Porch projection added for consistency with other homes.



NORTH ELEVATION

Window to be added to this elevation



EAST ELEVATION
Elevation Facing Miller St. / Right of Way

Home height is same as date of permit submittal and is the same as House #3 and #4.
Windows changed for consistency with all homes.

Siding Material Views and Comparisons



4th Ave New Home



4th Ave New Home



502 4th Ave Siding



502 4th Ave Siding



House #5 (View of siding from Right of Way demonstrating wood texture is not visible).



DATE: February 12, 2021

TO: Historic Review Board

FROM: Karen Lytle Blaha
514 4th Avenue, Oregon City OR 97045
Cell Phone: 503-989-8905 Email: blahak@comcast.net

SUBJECT: Canemah Cottages Development
File #GLUA-21-0000 and HR-21-00001 through 21-0005

I am the owner of the home westerly contiguous to the Canemah Cottages. I am pleading with this board, comprised primarily of new members, to hear my plea and end this multi-year nightmare in which the City has been intimately complicit, if not fully responsible, in creating.

It is my understanding that it was City planning staff who pointed the Canemah Cottages developer to an untried City code allowing this type of development to be built on small lots in a sensitive area. It is as if the developer was ensnared into a dicey situation that was likely favored because it was a solution to the State of Oregon's push for density and infill.

If the City had objections to elements of this ongoing and years-long construction, could staff not have been more timely in pointing out elements while underway? Meanwhile my house badly suffers from soil erosion because of the project's digging into my embankment. Until the City's most recent Stop order the developer was implementing the rock wall remedy. If the developer abandons the project, who is responsible for fixing this?

Truly, most of Canemah residents want to do what is right and good to protect and enhance our widely diverse neighborhood. Accommodating the Canemah Cottages to enable completion will help, and when landscaping is allowed to mature, the City's current unbelievable fuss will likely become moot.

It is excruciatingly painful that I must again and again prepare testimony on this matter. Please help.

Sincerely,
Karen Blaha



LAND USE APPLICATION TRANSMITTAL

Date: 2/3/2021

DISTRIBUTION OF APPLICATION

x	Building Division		Clackamas County Transportation
x	Development Services		Clackamas County Planning
	Public Works Operations		Clackamas Fire District #1
x	City Engineer		ODOT – Division Review
	Public Works Director		Oregon City School District
	Parks Manager		Tri-Met
	Community Services Director		Metro
	Police		PGE
x	Economic Development Manager		South Fork Water Board
	Traffic Engineer		Hamlet of Beaver Creek
	City Manager's Office		Holcomb Outlook CPO
x	CIC Chair		Central Point / Leland Road / New Era CPO
x	N.A Chair – Canemah		Other – See Email List
x	N.A. Land Use Chair		Natural Resource Committee
x	Notice of the application mailed to all properties within 300 feet		Other:

COMMENTS DUE BY:	February 15, 2021		
DECISION BODY:	Historic Review Board		
HEARING DATE(s):	February 23, 2021		
DECISION TYPE:	Type III		
FILE #S:	GLUA-21-00001 and HR 21-00001 through 21-00005		
PLANNER:	Kelly Reid, Planner	Phone (503) 496-1540	Email kreid@orc.org
APPLICANT:	Christopher Staggs, Aria Touch LLC		
REQUEST:	Historic Review for alterations to previously approved Canemah Cottage Homes development (previous file #s MD-17-01 through MD-17-07, and AP-17-04). Applicant requests changes to the approved designs and interpretation of original conditions of approval including but not limited to the following items: window placement and design, skylight locations, siding material, and porch design.		
PROJECT WEBPAGE:	https://www.orcity.org/planning/project/glua-21-00001		
ADDRESS(ES):	508 4th Ave, 450, 462, 474, 486 Miller Street Oregon City, OR 97045		
TAX LOTS:	Clackamas County Map 3-1E-01AA- Taxlots 2200, 3600, and 3700		

This application material is referred to you for your information, study and official comments. If extra copies are required, please contact the Planning Department. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations.

Please check the appropriate spaces below.

☒ <u>X</u>	The proposal does not conflict with our interests.
☐	The proposal conflicts with our interests for the reasons attached.
☐	The proposal would not conflict our interests if the changes noted below are included.

There was a submission for this revision that was approved by the Building Division on 12/2/2020

Signature

Christopher L. Long

Digitally signed by Christopher L. Long
DN: cn=Chris Long, o=City of Oregon City, ou=Building Division, cn=Christopher L. Long
Location: 695 Warner Parrott Rd
Reason: I have reviewed this document
Contact Info: 503-496-1540
Date: 2021.02.04 15:55:15-0800

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

Kelly Reid, Planner, AICP
City of Oregon City
Planning Department

re: GLUA-21-00001 through 21-00005 Cottage Review
Historic Review Board Review, February 23, 2021

As homeowners on 4th Avenue, we're advocating for the completion of the Cottage homes. We want to see the construction finished, the site landscaped and homes occupied, in spite of the position of skylights, texture of the siding, proportions of windows or porch locations. This neighborhood is on the national register, but the majority of properties are not of historic significance, Canemah is not Colonial Williamsburg! Most of the residents and visitors to Canemah will not be inspecting these details in their daily travels.

City planning courted this project several years ago. The City, through the Historic Review Board, should use discretion with this project to enable its completion. We're concerned that a hazard will be created for immediate neighbors and the whole community if the structures were abandoned due to financial hardship for the developer.

As members of the Canemah Neighborhood Association, we're also expecting Mr Edgar, as the chief opponent to this project from its inception, to recuse himself from deliberations and decisions in this matter.

Respectfully,
Susan Borger
Dennis Anderson
804 4th Avenue
Oregon City

Date: February 12, 2021

To: Chair, Historic Review Board

From: Karen Lytle Blaha, 514 4th Avenue, Oregon City

Subject: HRB Member Recusal

I respectfully request the recusal of Historic Review Board member Paul Edgar regarding any participation and/or discussion concerning the Canemah Cottages development. Mr. Edgar has been an active opponent of the Canemah Cottages and was a lawsuit litigant to halt its development. There is no possibility that Mr. Edgar can participate impartially in either discussions or decisions on the cottages.

In fact, it is shocking that Mr. Edgar has been appointed to this board in light of his track record and specious regard among so many of the Canemah residents, including his failed attempt to jettison the duly authorized Canemah Neighborhood Association and replace it with a small organization that he founded.

GLUA-21-00001/ HR 21-00001 through 21-00005: Historic Review for Canemah Cottages**Project ID:** GLUA-21-00001**Project Type:**

Land Use

Project Contact Information:Kelly Reid, Planner, AICP kreid@orc.org**Project Status:** Active**Date Received:**

Monday, February 1, 2021

Location:

Clackamas County Map 3-1E-01AA-

Taxlots 2200, 3600, and 3700

508 4th avenue

Oregon City, OR 97045

See map: [Google Maps](#)**Neighborhood:** Canemah

Kelly,

I would like to respond to some of the changes being reviewed for this project.

After examining the submission there are 4 items that the board needs to reject and make recommendations on how to meet the code.

- 1) Change of siding and type used:
 - a. The siding in the submission was changed without HRB or City staff authorization. This is in complete violation of the code.
 - b. The Siding used is not allowed by the HRB code (Not Smooth Hardie siding). All 4 houses built under the new code in the last 5 years have been held in strict compliance and future homes being submitted also have submitted to this siding restrictions.
- 2) Window design and changes:
 - a. The windows in the submission were changed without HRB or City staff authorization. This is in complete violation of the code.
 - b. Windows are one of the top 5 code restrictions for the House design and approval. Not one of the last 4 houses approved in the last 5 years and future approved homes have all needed some type of window alterations to their original design to meet the design criteria. These homes have made changes that do not reflect the code.
- 3) Door and side lights:
 - a. I believe the code does not allow for door sidelights and some of these houses have them.
- 4) Cement retaining walls;
 - a. Code limits the heights and appearance of cement retaining walls and has been an issue with previous approved houses in the neighborhood just recently on an approval limiting the height. This approval states a limit of 3 ½ ft walls and appearance. Their walls are higher than what was approved and higher than what has been accepted recently.

Conclusion:

Private home owners in the last 5 years that have built their homes in this neighborhood have painstakingly gone through the building process following all of the guidelines and rules. However, it appears that a developer can come in and tell you he wants to improve the neighborhood and be compliant to all the restrictive covenanted restrictions and yet build multiple homes against the code and not follow the rules and instead wants acceptance.

I believe this is ethically wrong and if allowed, then the code might as well be thrown out and people allowed to build whatever they wish. Allowing these changes makes for future mitigation which allows code violations for this type of construction.

Ron Bistline

Recent Canemah home builder/owner and future Canemah home builder.



REVISED NOTICE OF HISTORIC REVIEW BOARD DECISION

DATE OF MAILING OF NOTICE OF DECISION: September 6, 2017

FILE NO.: MD 17-01, MD 17-02, MD 17-03, MD 17-04, MD 17-05, and MD 17-06:
Historic Review for the designs of six (6) cottage style homes in the Canemah Historic District.

OWNER/APPLICANT: Christopher Staggs
8903 Nordic Drive, Portland, OR 97223

REQUEST: The applicant is requesting design approval for the construction of six (6) new construction cottage style dwelling units, with preservation incentives to adjustment the front, side, and rear setbacks, in the Canemah Historic District.

LOCATION Properties located in between 502 and 514 4th Ave., in the vicinity of 4th Ave. and Miller St.
Clackamas County Map 3-1E-01AA- Tax Lots 02200, 3600, and 03700

RECOMMENDATION: Approval with Conditions

REVIEWER Trevor Martin, Planner

DECISION: On August 22, 2017, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Historic Review Board voted 4-0-0 to approve with modified conditions the requested six (6) unit cottage style development. Accordingly, the Oregon City Historic Review Board adopted as its own the Staff Report with findings and Conditions of Approval for File Numbers MD 17-01, MD 17-02, MD 17-03, MD 17-04, MD 17-05, and MD 17-06. The complete record for the Historic Review Board decision is on-file at the Planning Division.

PROCESS: 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.

Historic Review Board Conditions of Approval
Planning File MD 17-01 – 17-06

(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 a Permit Associated with the Proposed Development:

1. The property shall obtain all necessary permits including but not limited to Site Plan and Design Review, and Geologic Hazards Review by the Planning Division, a right-of-way permit from the Development Services Division, and all necessary permits from the Building Division. (P, DS, B)
2. House number #2 on the submitted site plan shall be removed from the site, and the proposed cottage home development shall consist of five (5) cottages total. (P)
3. In addition to street trees, the applicant shall assure one tree is planted (or retained) within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location. (P)
4. The applicant shall assure three trees are planted (or retained) and 20 shrubs are planted (or retained) within 20 feet of the Casady House property line and the locations which border the subject site. (P)
5. The applicant shall minimize the retaining wall height to 3 ½ feet at maximum height, and use rock, brick, or concrete with finishing; or mortared or stacked true masonry or stone that was traditionally quarried in the area. (P)
6. All windows and door shall be made of wood. (P)
7. All double doors shall be French style doors. (P)
8. Second story windows shall be rectangular on shape and not exceed the door height plus a one foot transom. (P)
9. No roof cutouts shall be permitted on any of the proposed cottages. (P)
10. No retaining walls shall exceed 3 ½ feet within the front of any home. (P)
11. All tiered retaining walls shall have a spacing of two feet between tiers. (P)
12. Not vertical siding shall face the public streets. (P)

House 1

- a. The house shall be repositioned on the site so the proposed home meets the setback standards of the underlying zoning district.
- b. Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.
- c. Concrete foundations shall have a natural, parged or painted finish.
- d. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- e. A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
- f. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- g. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

House 2

- a. House #2 shall be removed from the Cottage House Historic Review Board Design Application.

House 3

- a. Primary residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted.
- b. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- c. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- d. Concrete foundations shall have a natural, parged or painted finish.
- e. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- f. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- g. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

House 4

- a. The main entrance of the house shall not be oriented towards the adjacent parking lot.
- b. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- c. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- d. Concrete foundations shall have a natural, parged or painted finish.
- e. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- f. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- g. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

House 5

- a. The main entrance of the house shall not be oriented towards the adjacent parking lot.
- b. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in

color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.

- c. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- d. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- e. Concrete foundations shall have a natural, parged or painted finish.
- f. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- g. The applicant shall revise the home with a porch railing on the second story of the home.
- h. The porch shall consist of simple trim at base and top, consistent with architectural style.
- i. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- j. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

House 6

- a. Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- b. Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- c. Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- d. Concrete foundations shall have a natural, parged or painted finish.
- e. Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- f. Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- a. Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

PROPOSED DEVELOPMENT:

The applicant is requesting Historic Review Board approval for the design of six (6) cottage style homes located along 4th Ave. and Miller Street in the Canemah Historic District. The requests include preservation incentives to allow a portion of the proposed development within the setbacks. The homes average 800 square feet in size and are each modestly sized:

- House #1: 600 Square Feet
- House #2: 1,100 Square Feet
- House #3: 1,100 Square Feet
- House #4: 800 Square Feet
- House #5: 800 Square Feet
- House #6: 600 Square Feet

The existing site contains no buildings and has an approximately 1200 square foot alley right-of-way running through the middle of the four tax lots. Directly to the south of the Casady House located at 502 4th Ave. which is an individually listed home.

These applications are a modification of a previously submitted series of applications to construct seven (7) cottage style homes in the same location. The previous Planning files are identified as HR 16-09, HR 16-10, HR 16-11, HR 16-12, HR 16-13, and HR 16-14. Prior to the Historic Review Board's decision on the previous applications, the applications were withdrawn. The applicant substantially revised the design of the applications and submitted these modification requests. The primary changes include but are not limited to:

- Reducing the number of cottage homes from seven (7) to six (6)
- Revised the site configuration so the parking stalls associated with the application are located onsite and not within the right-of-way.

The modified applications address a majority of the Historic Review Board concerns identified during the previous hearings. As a result the analysis for the proposed cottages homes has been altered to reflect the applicant new proposal.

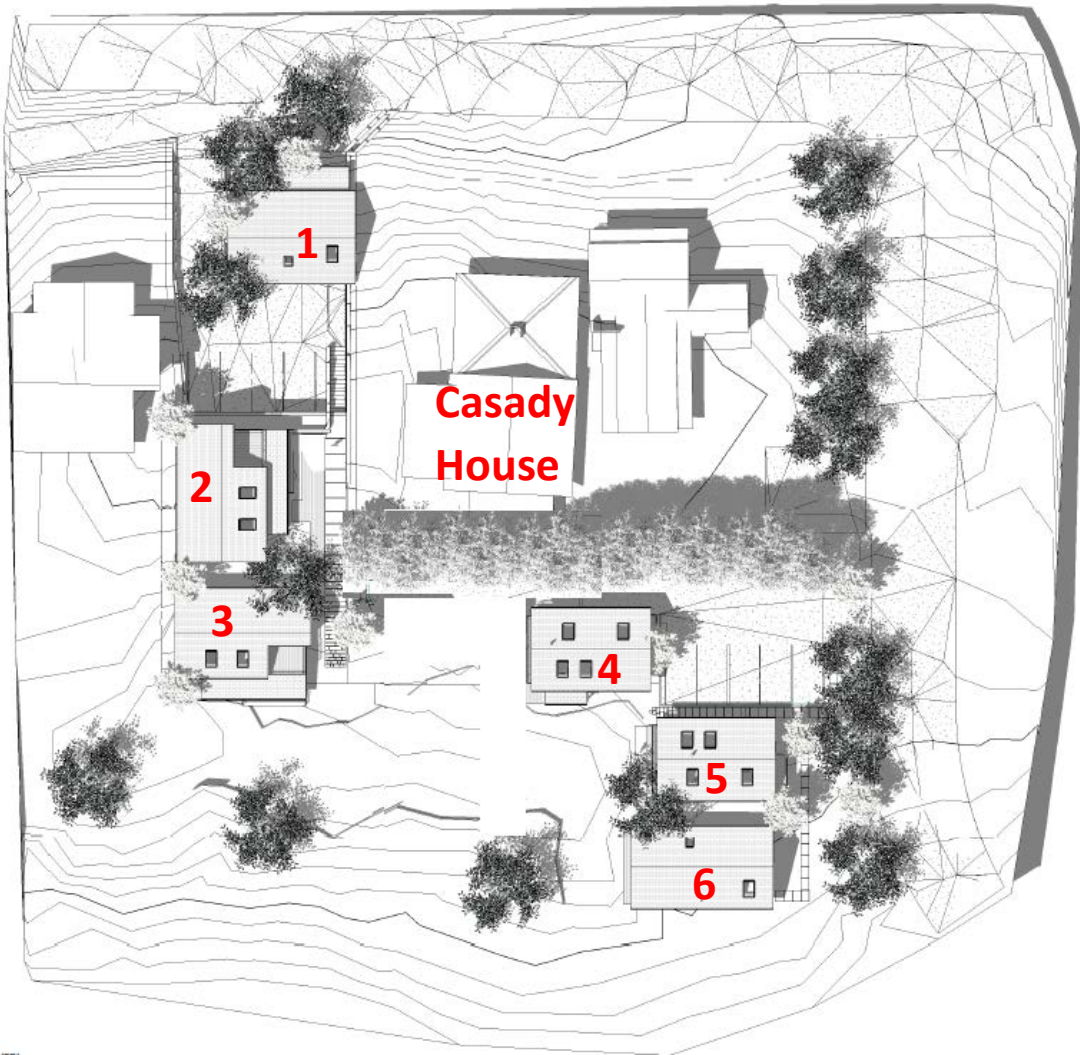
In order to construct the proposed development, approval of separate processes are required including Site Plan and Design Review, and Geologic Hazards Review by the Planning Division, a right-of-way permit from the Development Services Division, and a variety of permits from the Building Division.

On August 22, 2017 the Historic Review Board (HRB) reviewed the proposal, listed to the public comments, and thoroughly reviewed the staff report. The HRB made findings, included in the report below, outlining the reasoning for the approval of five (5) cottage style homes within the Canemah National Historic District. Even though the design of the development does not meet the strict design standards of the Canemah National Historic District, page three of the Design Guidelines for New Construction States

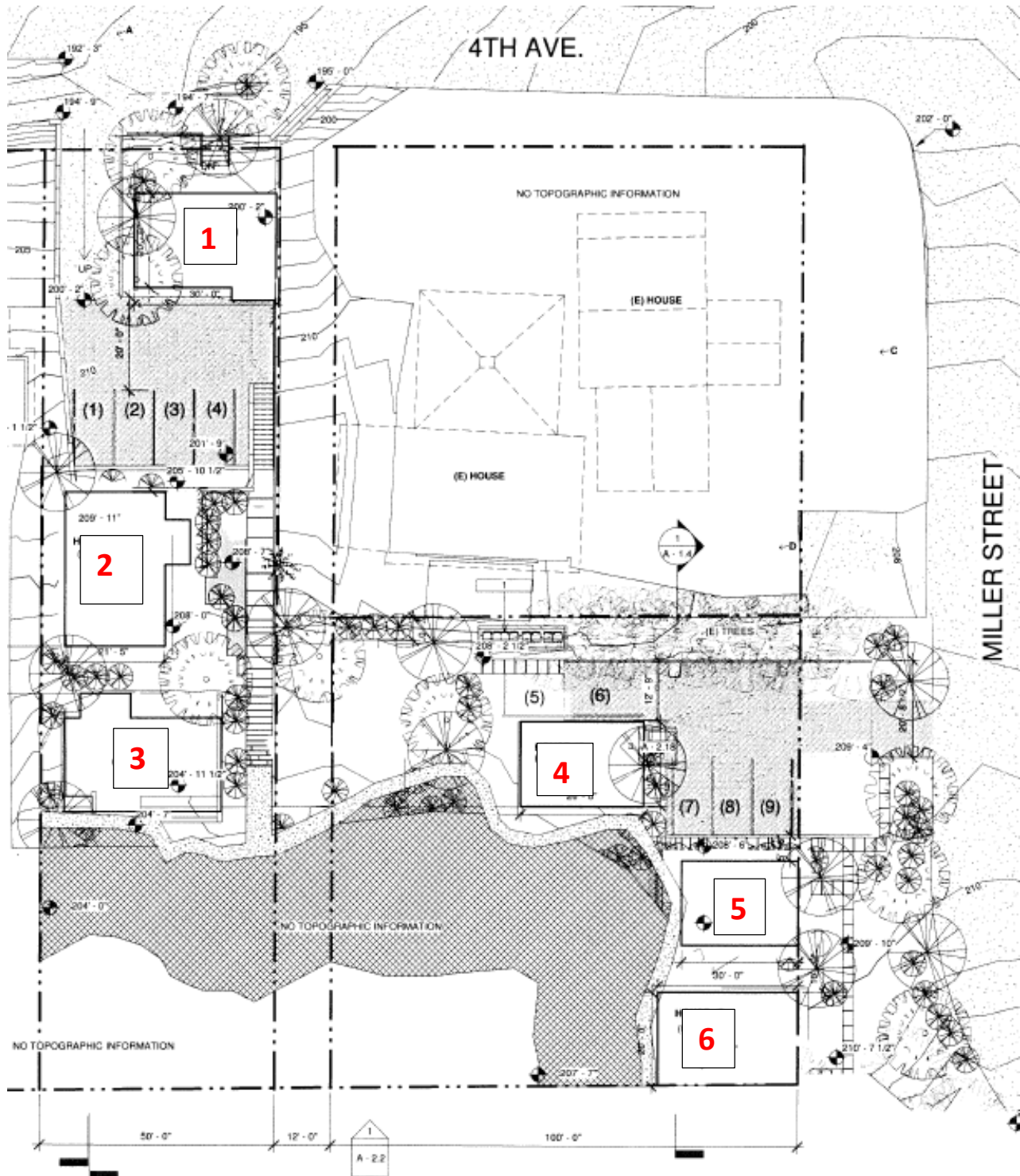
“Alternative Designs: It is the intent that these guidelines cover design for the wide range of projects that may occur over time. They describe a ‘safe harbor’ to allow new construction projects to be approved easily and quickly. Yet, there may be occasions when alternative designs are either desired or needed. There are also particular product configurations, or materials that are pre-approved, but for which viable alternatives may exist. Those alternative designs and substitute materials shall be first reviewed by City staff and subsequently by the Historic Review Board (HRB) for compliance with the General Principles, and design intent of the guidelines. For those situations when an exception to the guidelines is necessary, the HRB and staff shall evaluate the proposal based upon the significance of the

impact, measuring how well the alternative fits into the intent of the guidelines and essentially the end effect on the historic district. These guidelines are not mandatory standards adopted by the City Commission. In order to have any development approved, the development must be shown to comply with the adopted historic review standards found in the Oregon City Municipal Code. These guidelines were adopted by the Oregon City Historic Review Board (the "HRB"), the body who performs the initial review of development in historic districts, and are intended to provide supplemental information and additional guidance about how the HRB interprets the standards in the code. Although complying with these guidelines does not guarantee approval of any development, the guidelines should assist anyone who is seeking approval."

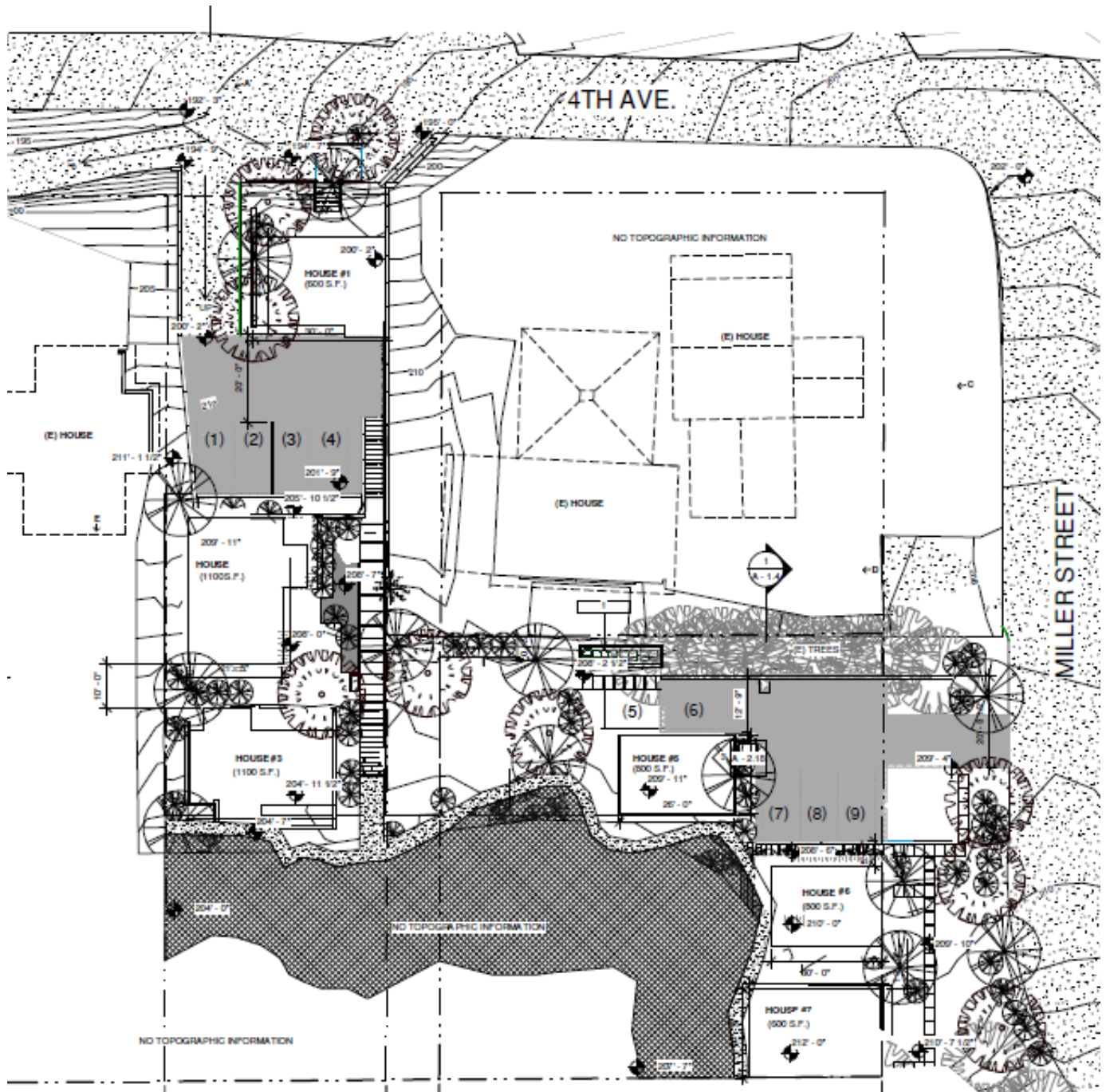
The application can be conditioned to fit within the Canemah National Historic District. The Historic Review Board has reviewed the conditions and determined that if the applicant is willing to comply with the conditions of approval, the design may be deemed compatible with the Canemah National Historic District.



Proposed Layout



Proposed Layout



Site Plan with Delineated Wetlands

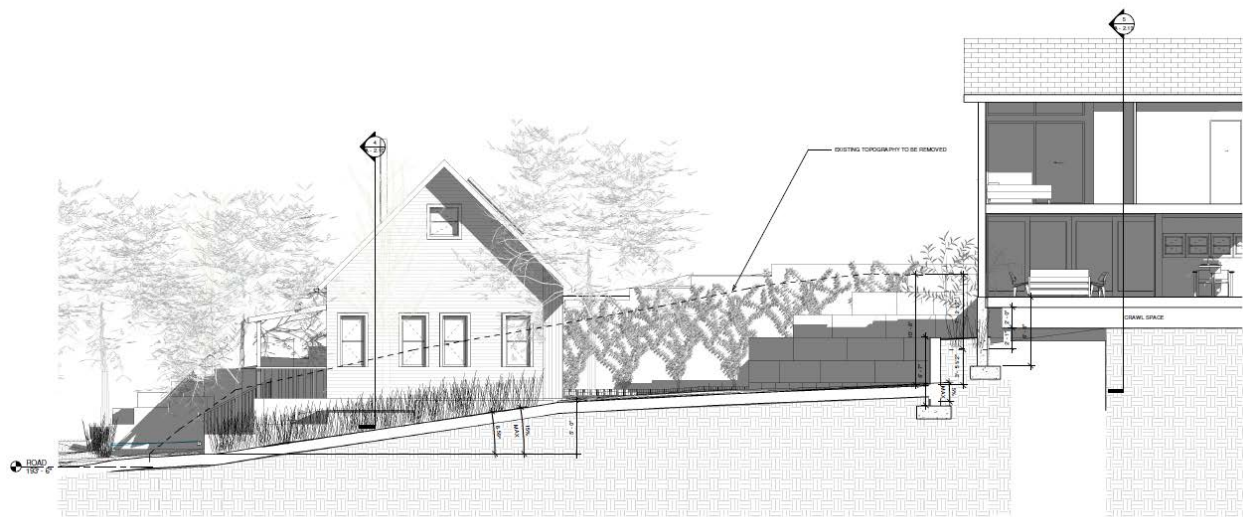


Figure 1: Driveway Section

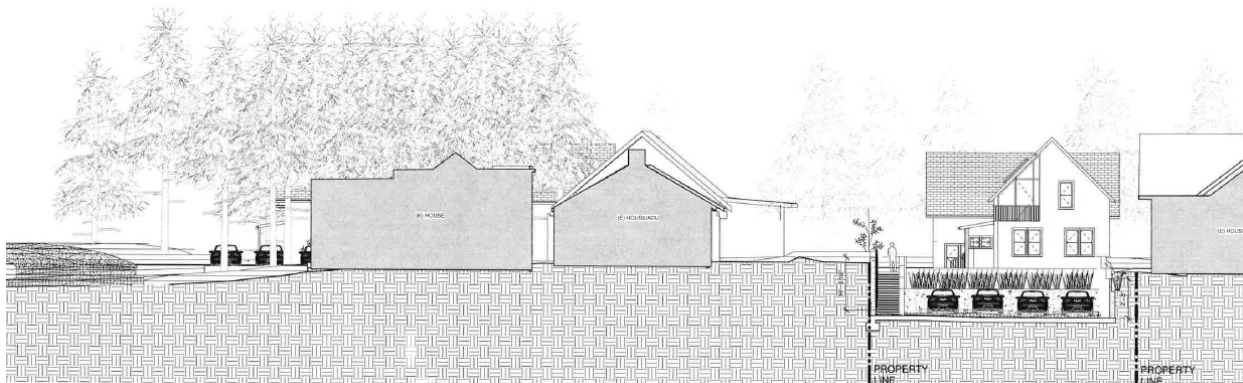
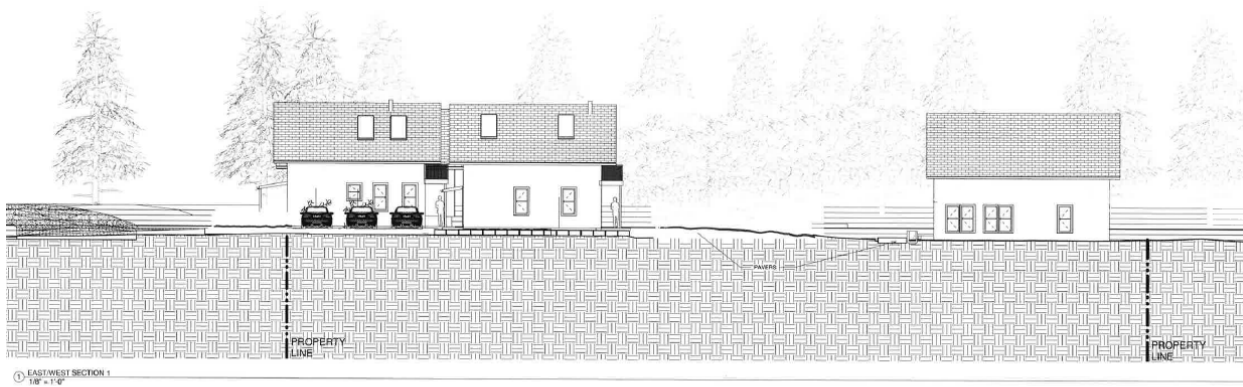


Figure 2: East/West Section 1 & 2

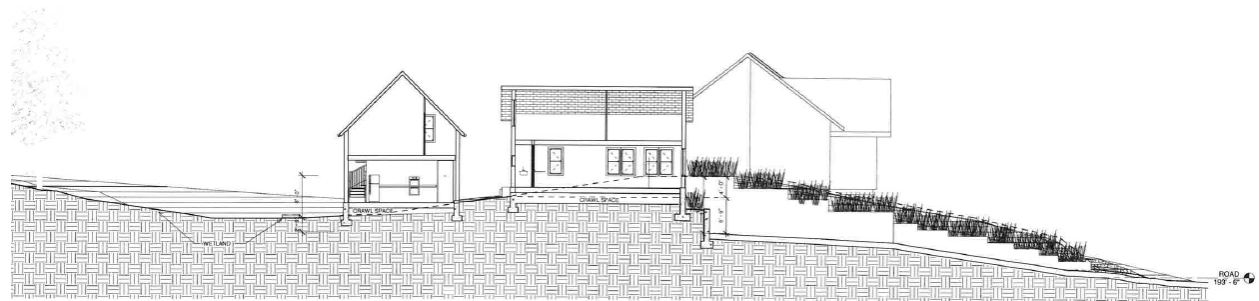


Figure 3: North/South Section Looking East Above / North/South Section Looking West Below

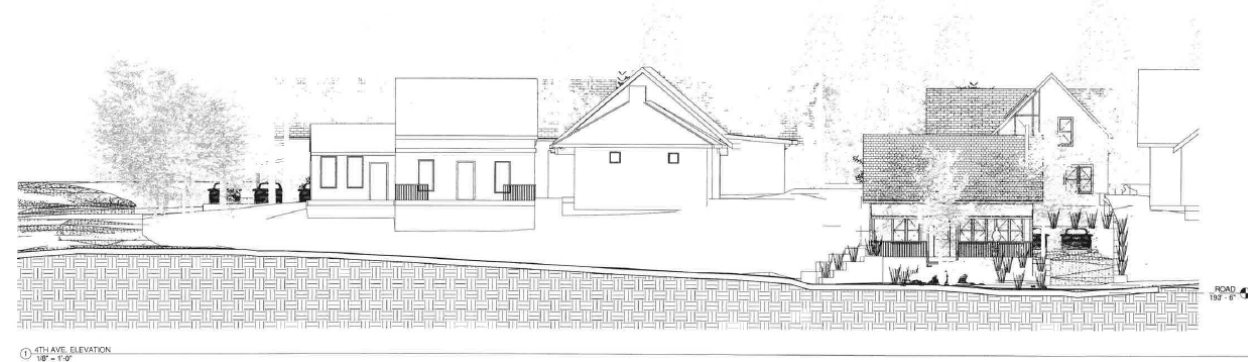


Figure 4: 4th Ave. / Miller St. Elevation

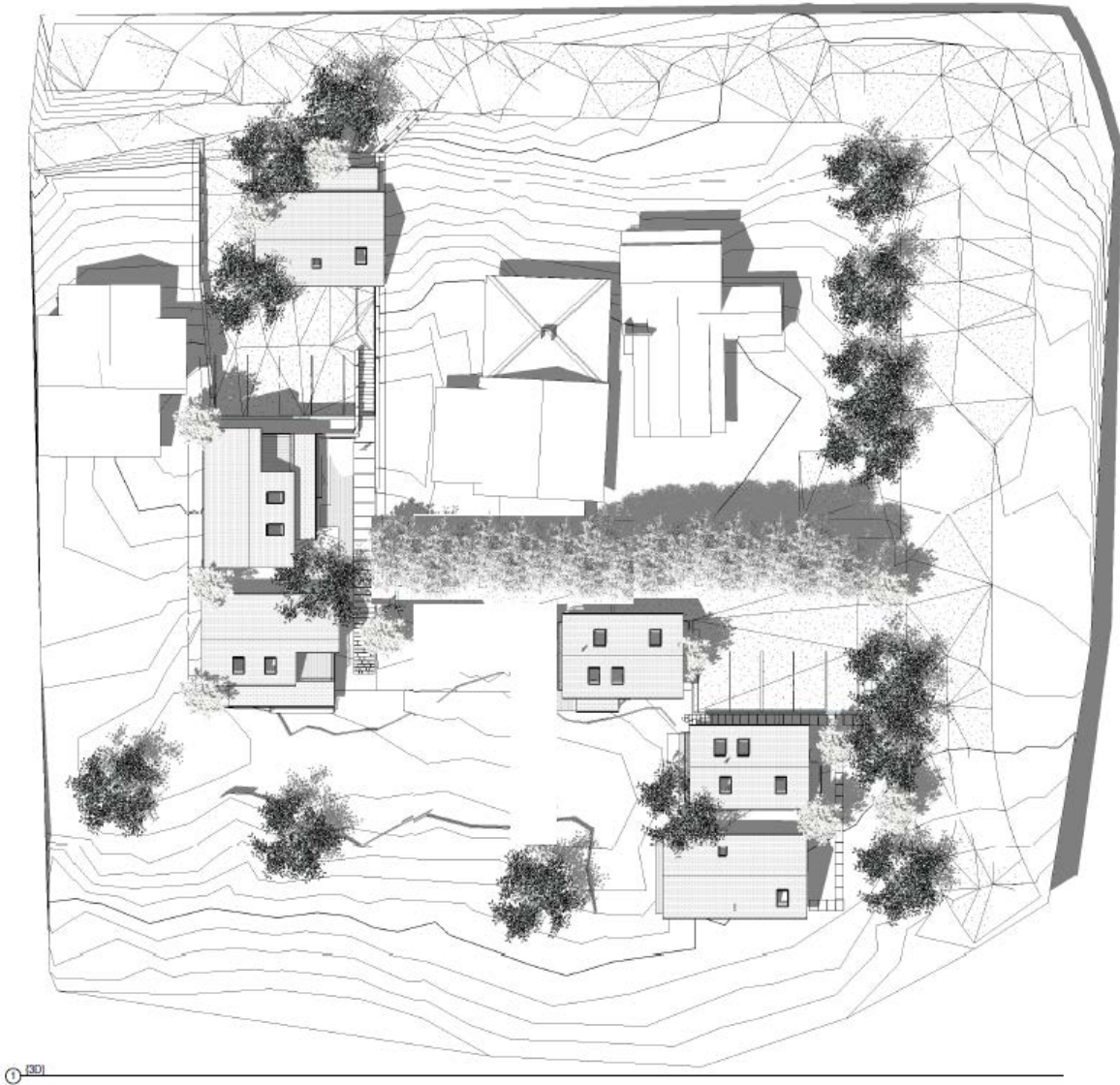


Figure 1: 3D Aerial

Site and Context:

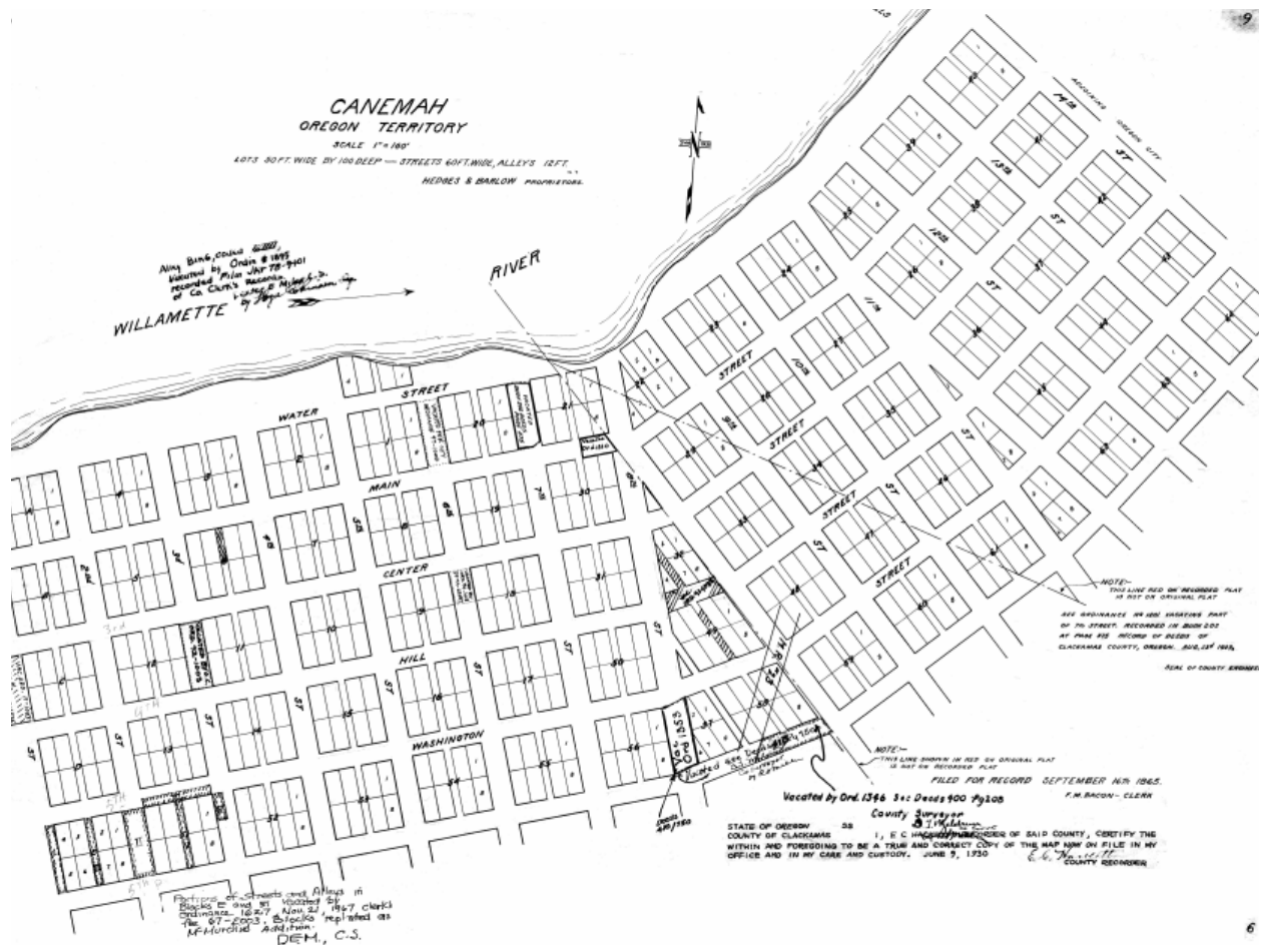
The Canemah Historic District is located at the southwesterly edge of the city limits of Oregon City, on the southerly (rocky ledged) bank of the Willamette River, just above the Willamette Falls. 4th Ave. is a blacktop street, without curb, gutter, and sidewalk, and increases in elevation from Ganong to Blanchard St. 4th Ave. is primarily lined with single family dwellings on lots of 5,000 and 10,000 square feet oriented towards the Willamette River. Additionally, the subject site along with all of the parcels directly surrounding the site are zoned R-6 – Single Family Dwelling District.



Vicinity Map



Figure 2: Historic Tax Map



Miller St. is a short north south blacktop street without curb, gutter, and sidewalk, and increases in elevation from 4th to 5th Ave. Currently there are no homes addressed off this street. The homes closest adjacent to Miller St. are primarily composed of single family dwelling until on lots of 5,000 and 10,000 square feet.

The lots directly surrounding the proposed development are composed of the following homes:
416 4th Ave.



Image taken from Google Maps

Directly to the east of the proposed development is the John and Bertha Searle Residence. The 2 story house has a north gable with a pent-gable porch. The main portion of the building has ship lap siding on the east façade with shingle siding on the rest of the house with front and rear porches. Statement of Significance: *John T. Searle was an employee in the Oregon City Manufacturing Company. Bertha was his second wife; his first, Ellen, died in 1904. Searle worked in the dye section of the Oregon City Woolen Mills; he eventually died of dye poisoning. Searle was related by marriage to the William Freeman family. His sister was Mary Harvey (see 906 5th Avenue). The house has some significance because of its age, and its successful alteration to a bungalow style after the turn of the century.*

502 4th Ave.

Directly to the northeast of the proposed development is the Captain William & Elizabeth Casady House, a listed home building within the Canemah District. "The 1 1/2 story house is located on a level bench slightly above 4th Avenue at Miller Street. The main portion of the building has a side gable roof with a rear attached full width one story shed and full width front porch with low sloped roof supported on four posts. The shed extends east beyond the house as an addition with its own north facing porch. A separate north-south addition with shallow side porches extends south from the rear house

wall. The main foot print of this addition is indicated on a 1911 Sanborn map that also show a 'T' on the east end."

Statement of Significance: William Caseday (also spelled Casady, Cassidy) was an engineer, riverboat captain and pilot. He was co-owner of the 'Clinton' with J.S. Gibson and John Cochran, the first riverboat to successfully navigate the Willamette River as far as Eugene. He also built the 'Relief' in Oregon City and within two years had sold it to Capt. Cochran. Caseday, who was born in Pennsylvania in 1823, married Kentucky born (1815) Elizabeth Barker in Clackamas County in 1856. The Casedays may have moved to New Era, as a William Cassidy died there on 6/10/1903, where "he and his wife had lived for 8 years."

514 4th Ave.

Image taken from Google Maps

Directly to the west of the proposed development is the Stanford Ely Rental. This single story home has a cross gabled roof with a multi-pane enclosed porch, beveled siding, and cornerboards.

Statement of Significance: This house was built as a rental by Stanford Ely, a general contractor in the Oregon City area. Ely is a descendant of Fred Ely, whose donation land claim in Oregon City was known for many years as Elyville; the area neighborhood still is known by that name. Stanford's uncles, Duane and

George Ely, had a store in Elyville near the site of their father Fred's original house. The uncles then moved the store down to the second level on 7th Street. Stanford served as Clackamas County Commissioner for 12 years, beginning in 1957, and is currently on the Clackamas County Fair Board and Vector Control Board. The house has some significance for its association with the Ely family.

515 4th Ave.

Image taken from Google Maps

Directly to the northwest of the proposed development is the John & Belle Rutter Residence. This 1 ½ story house has a gable foot with a central gable and a porch pent-roof on the south end of the home and is primarily composed of shiplap siding.

Statement of Significance: Belle P. Rutter, born in California in 1852, was the wife of John Rutter, a Canemah farmer who emigrated to the United States in 1872. Belle (whose first husband was Ross Spencer (902, 910 S. McLoughlin Blvd.) and John were married late in life, when he was 55 and she 51. This house is an example of a

transitional style from vernacular to bungalow, and is typical of simple dwellings built in the second decade of the century in the Oregon City area. In the Canemah NR District, this house is classified as a Secondary structure.

Three of the four houses mentioned above have significant landscaping adjacent to the home (in front or on the side) and are located on lots that are 50 feet wide. The home at 502 is slightly different than the other three. This home has been expanded in the past, and landscaping for this home is located on the back and side of the home (where the cottage housing development has been proposed) and this home is located on a lot that has 100 feet of frontage. This home is located by itself on the corner of 4th Ave. and Miller St., and is a significant feature in the neighborhood. The proposed cottage housing development will remove the landscaping and expose the site to be significantly more visible, breaking up the rhythm of the street and removing the Casady house from its context.



Miller St. traveling south



Casady House from the corner of 4th Ave. and Miller St.



Casady House from the corner of 4th Ave. and Miller St.



4th Ave. traveling west

As seen in the street view images, there is significant landscaping adjacent to the Casady House that will be removed as part of the proposed development, and as a result will look completely different than the elevation of the Casady House. The applicant has identified that landscaping would be planted as mitigation.

CRITERIA:
OREGON CITY MUNICIPAL CODE

17.40.030 Designated.

- A. *The historic overlay district shall apply to the following:*
 - 1. *Historic districts, upon designation in accordance with this section;*

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

Finding: Complies as Proposed. The subject site is within the boundary of the Canemah Historic District.

17.40.060 Exterior alteration and new construction.

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

Finding: Complies as Proposed. The applicant has submitted this application for review and determination by the Historic Review Board.

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

Finding: Complies as Proposed. The applicant has submitted this application for review and determination by the Historic Review Board.

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

1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State*

Historic Preservation Office had not commented within forty-five days of notification by the applicant; and

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

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

Finding: Complies as Proposed. A notice was sent upon submittal of a pre-application conference, more than 45 days before completion of this application.

17.040.060.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.*
2. *The following exterior alterations to historic sites may be subject to administrative approval:*
 - a. *Work that conforms to the adopted Historic Review Board Policies.*

Finding: Complies as Proposed. The application is being reviewed as identified in the Oregon City Municipal Code.

17.040.060.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:*

Finding: Not Applicable. The proposal is for new construction in a historic district.

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

Finding: Complies as Proposed. The purpose is as follows:

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

The residential use proposed is consistent with a majority of uses within the district. In addition, the proposed homes are modest in size and designed in the vernacular style to compliment the historical district. Furthermore, the layout of the development will preserve a large amount of open space.

- 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;*

Finding: Complies as Proposed. The proposed development is intended to develop a series of cottage homes in the Canemah Historic district. The application includes installation of modest sized homes designed in the vernacular style to remain contextually appropriate with the

surrounding homes that currently exist in the historic district. The proposed development will be considered at a public hearing in front of the Historic Review Board and examined based upon City Code, public comment, Staff's recommendation, and the Applicant's Submittal.

B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;

Finding: Complies with condition. The proposed development is a six (6) dwelling unit development that has been designed the Vernacular style with modern updates. This report, with the conditions of approval analyze the appropriateness of the proposal with the historic district and recommend approval with conditions. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

C. Complement any National Register Historic districts designated in the city;

Finding: Complies with condition. The subject site is within a National Registered Historic District. The proposed development has been designed in the Vernacular style with modern components, and an analysis of each individual home can be found in the Housing Analysis section below. The appropriateness of those components is analyzed within this report for compliance with applicable standards.

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

D. Stabilize and improve property values in such districts;

Finding: Complies as Proposed. The applicant has proposed to construct additional housing opportunities. This investment in the property may encourage additional investments into the historic district which would result in stabilization of property values.

E. Foster civic pride in the beauty and noble accomplishments of the past;

Finding: Complies as Proposed. The applicant has proposed to construct a series of cottage style homes in the Canemah Vernacular style with modern characteristics. The applicant has mentioned throughout the submitted narrative that the approach is to be as cohesive and contextually appropriate with the surrounding homes, but with a modern approach that would continue to complement the historic district. The review process will occur in a public forum whereby the public is asked to participate.

F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;

Finding: Complies as Proposed. The proposed development will provide additional housing opportunities to support employment for business and industry.

G. Strengthen the economy of the city;

Finding: Complies as Proposed. The proposed development will add additional housing to the Canemah Historic district, where the current housing stock is low.

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

Finding: Complies as Proposed. The applicant will be adding additional housing stock and protect an area of delineated wetlands within the historic district. The applicant will also be increasing the housing stock within an area currently with low housing stock. Providing more housing options for

people within the City, and an opportunity for people looking to move into Oregon City, an opportunity to invest within the City and the Canemah National Historic District.

I. Carry out the provisions of LCDC Goal 5.

Finding: See policy 5.3.1 below.

17.040.060.F.2. *The provisions of the city comprehensive plan*

Section 5, Open Spaces, Scenic and Historic Areas, and Natural Resources

Canemah. Canemah is an important example of a relatively intact riverboat town with architectural resources dating from the 1860's. 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.

Present Status. Canemah was listed as a Historic District in the National Register of Historic Places in 1977. The area was zoned in 1954 for industry along the river, commercial and multifamily along McLoughlin Boulevard, and multifamily along Third Avenue and portions of Fifth Avenue. In 1982, a majority of the area was rezoned as residential except for a small strip on McLoughlin Boulevard, which was rezoned to Historic Commercial. In the last 20 years, many homes within the district have been rehabilitated, but some have not been maintained to a level that ensures their significance and status as contributing structures. New construction and exterior alterations need to be reviewed for their long-term effect on the neighborhood and National Register Historic District status.

Goal 5.3 Historic Resources - *Encourage the preservation and rehabilitation of homes and other buildings of historic or architectural significance in Oregon City.*

Finding: Complies with Condition. As demonstrated within this report, the proposal, with the implementation of the conditions listed above, can comply with the applicable sections of the Oregon City Municipal Code as well as the Design Guidelines for New Construction. Compliance will result in protection of existing homes within the district. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

Policy 5.3.1 - Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.

Finding: Complies with condition. The applicant identified the following:

The surrounding residences are a mix of age and architecture. The neighbor on the corner of 4th and Miller was built in 1890 in the Queen Anne Vernacular Style, but has had several additions and two additional buildings constructed over time increasing the density significantly. One building is a barn/garage built in 1990. If the same development was built now, it would exceed maximum density allowed by Oregon City code. The home to the west of our site was built in 1899 in the bungalow style. It too has been altered including the addition of multiple large single pane view windows. The two homes directly across the street are large, modern homes that do not fit within the historical context in their massing or facade styles.

As we will demonstrate in greater depth within this application, the proposed development is rendered in the Vernacular style to be consistent with the typical original historic development style and the spirit of the neighborhood. Through these design choices, the project enhances the visual character of the district, reflecting and supporting the character of the historic buildings using the following criteria:

- 1. The size of the homes.*

2. *The location of the homes within the property lines.*
3. *The architectural facades of the homes - window, door and porch placement along with materials and colors*
4. *The parking areas.*
5. *The density of plantings and foliage of the site.*
6. *The natural environment of the site.*
7. *The retaining wall conditions.*

In alignment with the cottage housing code, the footprints and massing of the proposed homes are small and modest which naturally fit in with the original historic footprints of the existing surrounding homes. The exterior facades have minimal orientation keeping with the style of the Canemah historic vernacular and bungalow homes. (See Canemah Neighborhood Analysis) Many of the historic homes have been altered and additions have been added to their original footprint which have increased their size and shape. Most of the new homes constructed in this neighborhood are significantly larger buildings than the historic context. (See Canemah Neighborhood Analysis) The proposed cottage homes are more consistent with the footprint, size and shape of the historic homes as they were originally built and what the historic preservation designation is intended to preserve. We have studied the Oregon Inventory of Historic Properties Historic Resource Inventory Forms for the qualifying Historic homes in the neighborhood, and have determined what additions and alterations have been done to the properties and homes from their original construction. The small footprint, minimal facade and placement of the homes on the proposed project site ensure consistency with the original character of the historic neighborhood. The proposed development is made up of six small homes on four property lots. As seen in the density diagram, due to the small size of the homes, the proposed project is less dense than the context of the surrounding neighborhood including the adjacent property of 502 4th Avenue.

To further separate parking from the street, (4) parking spaces will be in a small lot behind the 4th Street house. Due to the maximum driveway slope allowable by code and the grade of the natural slope on the North end of the site, the parking area is required to have multiple retaining walls. The majority of Canemah is nestled within the side of a hill. Retaining walls are a necessary part of constructability in this context and is evident throughout the entire neighborhood. The neighborhood is made up of terraced land held back by various shapes and sizes of retaining walls throughout the entire landscape. Some covered with moss and ivy, some exposed as seen in the construction of a new home along 4th street. The retaining wall condition in this proposed project is not unique. Our intention is to layer basalt stone over the structural elements along with covering with planting to minimize appearance and to blend more seamlessly in with the surrounding landscape. Our design is directly mimicking the retaining walls seen through the neighborhood.

The Oregon City Municipal Code permits cottage housing, though cottage housing has not been constructed within Canemah and is subject to compliance with the applicable criteria in the Oregon City Municipal Code to determine appropriateness.

Though the City agrees with a majority of the applicant's responses, and as demonstrated within this report, the structures and context will comply with the applicable criteria, when the City examines density, the City examines the number of dwelling units per square foot. The historic district is platted with 5,000 square foot lots, most of which are entitled to a single-family dwelling. The applicant has proposed 6 homes over 4 lots of record, but has mitigated the number of units with substantially smaller homes, both in square footage, footprint, and height. Furthermore, the homes are spread throughout

the site and the applicant proposed the installation of a landscaped buffer, which will create further separation and help reduce the impacts of a development on the neighboring properties. In addition to street trees, the applicant shall assure one tree is planted (or retained) a within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location.

The analysis for each home is provided within this report.

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

Policy 5.3.2 - Evaluate the establishment of Historic and Conservation Districts to preserve neighborhoods with significant examples of historic architecture in residential and business structures.

Finding: Complies with Condition. As demonstrated within this report, and the housing analysis below, the proposal can comply with the applicable sections of the Oregon City Municipal Code as well as the Design Guidelines for New Construction, thus preserving the historic district. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

Policy 5.3.7 - Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.

Finding: Not Applicable. There are no existing structures onsite.

Policy 5.3.8 - Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

Finding: Complies with condition. The applicant provided the following:

The LCDC Statewide Planning Goal 5 (OAR 660-015-0000(5)) requires that open spaces and natural scenic and historic resources be protected. When learning there was a potential historic wetland on the property, the project owner worked with the Department of State Lands, the Army Corp of Engineers, and EVREN Northwest and Turnstone Environmental to determine the location of the wetland. The resulting wetland delineation (See Figure 1 - Wetland Delineation Report Pg9) outlined 4,200 sq. ft. of the site as an existing wetland to be preserved to protect the natural water flows of the site - which is especially important in this historical landslide area (see Figure 5 - Geologic Landslide Hazard Zone pg15). The preservation will also be increasing wildlife habitat and native plant species. Due to the significant area of property being preserved for this geo-and hydrologically important historic wetland, the property owner is requesting a Historic Preservation Incentive to build against the east property line in order to fit the project between the boundaries of the property and the wetland.

In addition to not constructing development on the wetland identified onsite, the proposed homes are each buffered from the adjacent Casady House with setbacks and landscaping. In order to allow for such buffering, the applicant has proposed to utilize preservation incentives to place structures 5 and 6 within the setbacks of the zoning designation, a practice common within the historic district. The use of preservation incentives is described in OCMC 17.40.065 of this report. The applicant has also designed the site so that the necessary facilities, such as parking areas, are contained completely within the boundaries of the four lots of record. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

17.040.060.F.3 *The economic effect of the new proposed structure on the historic value of the district/historic site*

Finding: Complies with Condition. The applicant provided the following:

The project is converting a vacant lot covered in blackberries and at some point used as a dump (soil sample recovered large amounts of rubbish) into 6 new homes while preserving and protecting the natural water flow and increasing natural habitat.

Preserving and protecting the inherent value of the land through the preservation of the wetland increases the human value in the land. The increased number of new families/individuals in the Canemah community will increase the tax revenue of the area, allowing for more improvements and preservation opportunities for the community.

The proposed development will add additional housing to the Canemah Historic District and invest in the subject site, which may encourage other property owners to also invest in their property within the district. With the conditions of approval, the development of the site will comply with the adopted criteria, resulting in protection of the historic value of the district. Further findings on the site can be found in the Site Plan and Density Analysis below. The proposed development will also add additional housing stock to a portion of the City where the housing stock is very low and where only one new single family home has been constructed within the last 5 years. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

17.040.060.F.4 *The effect of the new proposed structure on the historic value of the district/historic site*

Finding: Complies with Condition. The applicant provided the following:

The design compliments and preserves the architectural language of the historic buildings by closely following the Oregon City Historic Districts Guidelines for New Construction. The design reflects and supports the character and style of the historic district. This small cottage home development not only exists lightly on the site through its small footprint, allowing for more natural landscaping, but it is creating a sense of community within the development itself translating into the larger Canemah community in a way that building one large single family home could not.

With the conditions of approval, the development of the site will comply with the adopted criteria, resulting in protection of the historic value of the district. The proposed new homes have been designed using elements of the Vernacular style with small building footprints. This approach to new construction will help to create contextual cohesiveness along 4th Ave. and within the Canemah Historic District. However, the new development will increase the density along 4th Ave. and create a cottage development in the Canemah Historic District, which does not currently have any cottage developments. On August 22, 2017 The Historic review Board approved by a vote of 4-0-0 to approve, with conditions, the designs of five cottage homes on the subject site. The number of cottages was reduced from six to five because the reduction of the one additional home would bring the proposed cottage development more into line with the density of the other sites found throughout the Canemah National Historic District. Reducing the number of dwelling would also reduce the impact of the development on the neighbors directly adjacent the subject site.

Additionally, many of the proposed homes have design elements that are not typically on homes within the Canemah Historic District, Staff and the HRB evaluated the design elements and have incorporated them into the housing analysis findings below and the conditions listed above. Please reference the Housing Analysis further in the document to review an additional analysis on each individual home. **Staff**

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

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

Finding: Complies with Condition. The applicant provided the following:

Our goal is to blend in with and respect the historic homes of the neighborhood. The design and composition of the new homes is derived from a deliberate and extensive study, analysis and derivation of the home patterns in Canemah. We are designing in the spirit of the historic vernacular style of architecture with a 12"/12" pitch roof and 1 1/2 story roof height. We are also keeping the exterior minimally designed with painted horizontal and vertically hung board siding (natural shiplap siding and wood slats in architecturally significant locations) and wood windows. The windows are at a 1:2 proportion as is consistent with the historical houses in the area at 2.5' x 5'. We are providing recessed porches and breakfast nook projections in proportion to the main volume to provide variation of the massing, visual interest, weather protection, and to break up the volume. The homes are not cookie cutters of each other. Each home is designed with its specific location and orientation in mind making it unique, which is a common pattern of the Canemah district. We are building with Structurally Insulated Panels (SIPS) to improve buildability and construction schedule with the added benefit of high energy performance and durability. We are painting the homes with a palate of earth tone colors selected from the nature around the neighborhood. (See Figure 2 - Color Palette Pg9) The homes will be fitted with skylights where appropriate to maximize daylighting in the homes. (See Canemah Neighborhood Analysis - Windows for precedence of skylights in the neighborhood) We will have skylights where appropriate to maximize daylighting into the homes but will mount closely to roof plan to minimize appearance. As stated in the Design Guidelines; "New construction is just that. It is not historic, nor shall it attempt to be historic, but rather to stand side by side with existing historic structures in a respectful manner."

The use of preservation incentives is described in OCMC 17.40.065 of this report. The applicant has located all of the homes and associated parking onsite with screening from the public view. At the public hearing on August 22, 2017, The HRB determined that house number one on the submitted design should not receive any preservation incentives and that the house should reoriented to meet the dimensional standards of the underlying zoning district. Doing this would create an additional buffer between the site and the adjacent Casady House.

The proposed homes have been using elements from the Vernacular and modern elements. A breakdown of each home can be found in the Housing Analysis below.

The applicant has proposed to construct a retaining wall on site that will need to comply with a future geotechnical review. The Oregon City Municipal code and Design Guidelines for New Construction specify that retaining walls shall not exceed a maximum of 3 ½ feet within the front yard of a proposed home. The applicant has proposed a retaining wall that will exceed 3 ½ feet within the front of home 1 and 3. The applicant shall minimize the retaining wall height to 3 ½ feet at maximum height, and use rock, brick, or concrete with finishing; or mortared or stacked true masonry or stone that was traditionally quarried in the area.

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

17.40.060.F.6 *Economic, social, environmental and energy consequences*

Finding: Complies with Condition. The applicant provided the following:

The increase of residences will increase tax revenue and potentially provide additional users of local businesses. The increased number of individuals will increase social interactions, and neighborhood support-advocates. The SIPS panel construction will make the envelope of the homes super energy efficient, decreasing energy use and cost. The preservation of the wetland and water flows will help increase habitat and native plants, along with maintaining the natural water flows through the site.

The owner has proposed to construct six (6) new cottage style homes, which will bring additional housing to the Canemah Historic district. The property owner will mitigate for the increased number of dwellings with the modest size of each building, placement of the structures, and installation of landscaping. In addition to street trees, the applicant shall assure one tree is planted (or retained) a within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

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

Finding: Please refer to the analysis below.

17.040.060.G *For construction of new structures in an historic corridor, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:*

Finding: Not Applicable. The proposal is for new construction in a historic district.

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

Finding: Not Applicable. The proposal is for new construction in a historic district.

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

Finding: Complies with Condition. The decision includes this staff report as well as any notice of decision and findings adopted by the Historic Review Board to demonstrate compliance with the applicable criteria. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

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

Finding: Not Applicable. The proposal is for new development.

17.040.060.K. *The following exterior alterations may be made subject to the administrative procedures as outlined below:*

Finding: Not Applicable. The proposal is being reviewed as a Type III decision.

17.40.065 - Historic Preservation Incentives

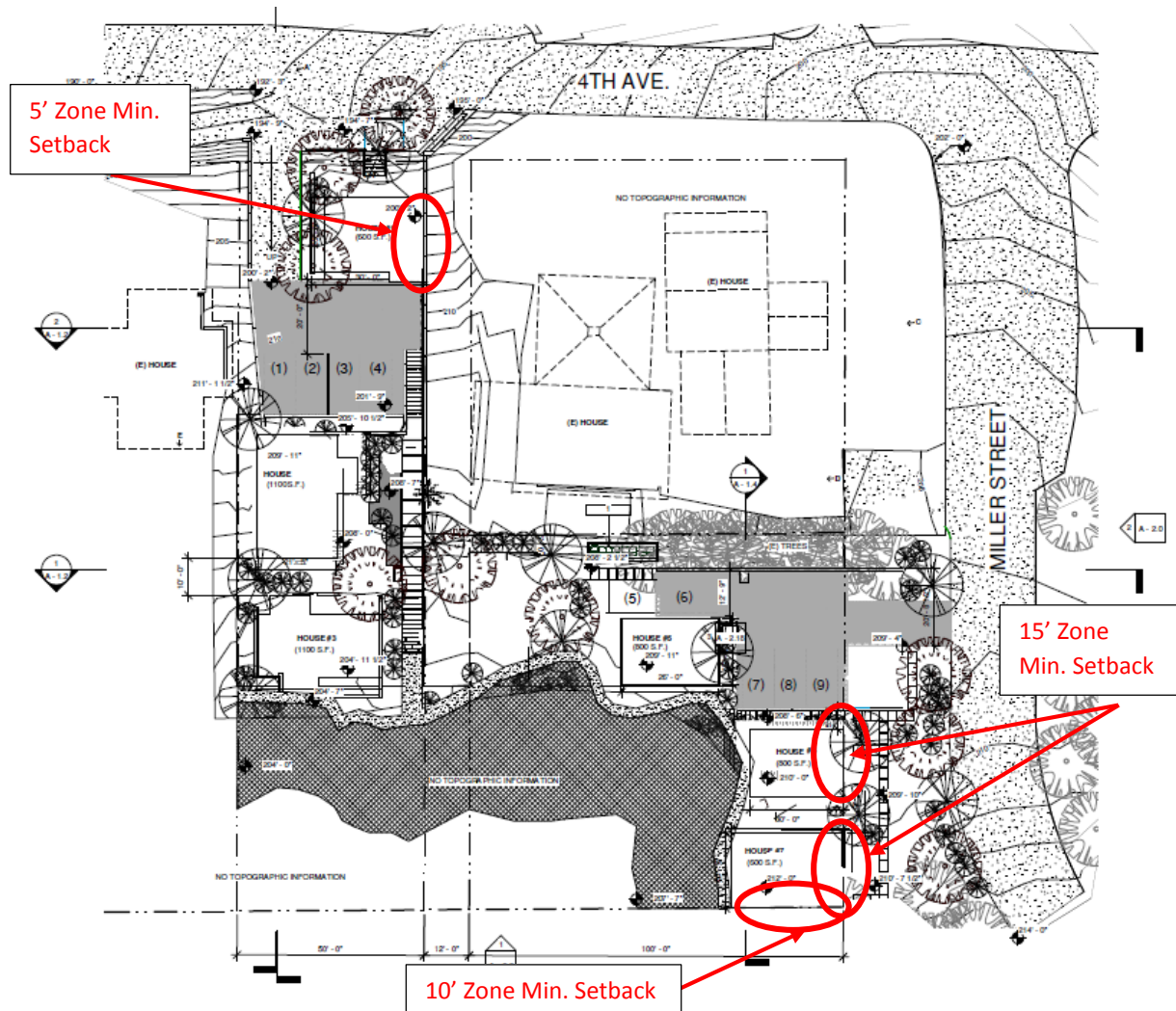
- A. Purpose.** *Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.*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

Complies with Condition. The applicant provided the following:

We are requesting a Historic Review Incentive based on the preservation of the wetland which is of significant importance to the geology and hydrology of this historic landslide area. The owner has worked with the Department of State Lands, the Army Core of Engineers, and EVREN Northwest and Turnstone Environmental to determine the location of the wetland. The resulting wetland delineation outlines a 4,200 sq. ft. of the site as an existing wetland to be preserved to protect and increasing habitat for wildlife and native plant species along with the natural water flows of the site. This preservation area has pushed our housing footprints to the south and east property lines. It is important not to disrupt the water flow or increase water retention in a landslide hazard area so our construction and development will not touch the wetland or water flow into, through or out of the wetland. We are building uphill from the wetland and the development will not impact the natural water flows on the site. All of the runoff from our development will be directed into storm water planters which then overflow into the city's sewer. Due to the historic nature of this wetland and its significance to the hydrology of the surrounding historic district, we are requesting a Historic Preservation Incentive to build on the east and south property line.

Development is required to be located outside of the delineated wetlands, as identified by the Department of State Lands. The wetland is located in the rear of the site, and would cover a majority of 3 of the 4 historic lots encompassed by the proposed development. Compliance with applicable overlay districts is required prior to development onsite.

Per OCMC 17.40.065(A-D) – Historic preservation incentives are used to allow for compatible development and increase the potential for historically designated properties to be used, protected, renovated, and preserved. 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).



Three of the six proposed dwellings, numbers 1, 5, and 6, appear to be encroaching within the setbacks of the zoning designation as demonstrated above. None of the listed properties extend into the public right of way. The historic preservation incentives should be used in situations where an existing property is being threatened to or where topographical constraints limit the development, and not necessarily used as a tool to increase the density. It has been common within Canemah to grant preservation incentives to single family homes to allow for a zero lot line setback as to reduce the impact of the proposed single family home on the existing topography of the site.

The site contains delineated wetlands, topographic constraints, and an adjacent historic home which limit the location of structures on the site. The wetlands extend over a majority of 3 of the 4 historically platted lots the site encumbers. The preservation incentives allow the structures to locate near the property lines, but in the case of buildings 5 and 6, also allow the structures to be spaced apart from each other which result in an overall more compatible design with the district. In addition, the site is surrounded by a right-of-way which acts as a buffer between the development and other structures as well as the public. Structure #1 is separated from the neighboring property by an alleyway while 5 and 6 are located at the corner of two platted streets. The frontage along Miller is constructed with pavement a distance away from the property line and the 5th Avenue frontage is not developed at all.

The requested preservation incentives within the submitted application could be viewed as appropriate for the requested development with installation of additional landscaping. In addition to street trees,

the applicant shall assure one tree is planted (or retained) a within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location.

On August 22, 2017, the HRB specified why proposed house number one should not be allowed to use the preservation incentives. The HRB specified they wanted to create an additional between the subject site and the neighboring Casady House. By removing proposed house number two and repositioning proposed house number one, the applicant can comply with the HRB condition to remove the home from the property line. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

17.40.070 - Demolition and moving.

Finding: Not Applicable. The proposal does not include demolition or relocation of a building.

GUIDELINES FOR NEW CONSTRUCTION: OREGON CITY HISTORIC DISTRICTS

A. LOCATION: Where is the Site

McLoughlin Historic Conservation District, the Canemah National Register Historic District, or on individually listed historic property outside of the districts? What is the Immediate Context? The Block? The Neighborhood? What are the Mix of Existing Appropriate Historic Styles?

Finding: Complies as proposed. The applicant provided the following:

Surrounding immediate block and historic district is a mix of historically registered single family homes and newer, more recently built residential single family homes. According to the New Construction Design Guide lines for Oregon City Historic Districts, (NCDGOCHD), the most prevalent architectural style is the Vernacular. To be consistent with this, the cottage home development will be designed in the Vernacular style. (See Canemah Neighborhood Analysis for more details)

The subject site is within the Canemah National Register Historic District. The context of the site and surroundings are described within this report. There are currently no cottage house developments within the Canemah Historic District. Traveling in a block in each direction from the subject site, many of the existing homes have been developed in a traditional design which consists of a single family dwellings on a 5,000 or 10,000 square foot lot, though much of the district has 5,000 square foot lots which have been historically platted. Though many of the newer homes in Canemah are larger in size, the applicant has mitigated the proposed development with smaller building footprints and heights, spacing the structures away from each other and through the installation of landscaping. The site has been designed with revised preservation incentives to balance density and placement of the proposed homes, as mentioned above, the historic preservation incentives could be approved in the current configuration.

On August 22, 2017, the HRD denied Preservation incentives for proposed house number one, and reduced the number of cottages from six to five. The reason for the denial in requesting preservation incentive for proposed house number one and the reduction in the number of structures is order to reduce the impact of the development on neighbors directly adjacent the site and to help maintain the one dwelling unit per 5,000 square foot lot context in which the majority of Canemah is composed. A reduction in one dwelling would create a density of 1.2 dwelling units per 5,000 square foot lot, which is closer to the siting standards which currently exist in the Canemah National Historic District.

B. Style:

Determining the appropriate style is the important first step toward successfully designing a compatible building in the district. Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated.

VERNACULAR: *In the Canemah Neighborhood the most prevalent extant architectural style is Vernacular, built between 1867-1929. Important style characteristics as found on houses in the Canemah District to be used for new construction are noted below.*

Staff Response: Complies with Condition. The applicant indicated they have chosen to take our design cues from the Vernacular form as it seems to be the most prominent historic home in the immediate neighborhood that fits best with the use of our site.

Many of the proposed home have been designed using elements from the Vernacular style mixed with modern elements. Staff has listed concerns of the contextual appropriateness of each cottage home. The findings can be found in the Housing Analysis below. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

C. Siting and Building Form

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

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

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

Building Form

- *Form easily allows additions and alterations such as increases in family size, activities or changing technology; generally smaller in size than McLoughlin.*
- *Shape: rectangular in plan, with smaller rectangular combinations to primary form; Rectangular or square form reinforced on façade. L-plan, T-plan options.*
- *Height: Maximum 1 ½ stories in height; Basement option.*
- *Proportions: Height (eave) to maximum width: 1:1 Height to Depth: can vary greatly.*
- *Roof: gable, of not less than 8:12 pitch, 10:12 and steeper are preferred. No cross-gable roofs; Possible wing or addition with lower ridgeline that is perpendicular or is offset.*

Finding: Complies with Condition. The applicant provided the following:

We are using a combination of 17.62.059 -Cottage Housing code, 17.44 Geologic Hazards code, 17.40.010 Historic Overlay District, along with Oregon City R6 Zoning building codes for new construction.

The Canemah Historic District does not have uniform setbacks. As a result of this and the preserved wetland area, two of our cottage homes are against east property line and one along the south property line. Although the Canemah Historic District lots are traditionally 50x100 with a single house, we are designing to the City of Oregon's Cottage Housing Code which is allowed in this zone. We will have the equivalent of one and half houses per lot. The spacing between the houses will be at least 10' as required by the Cottage Housing Code. There is a precedence in the Canemah neighborhood of the historical homes adding smaller additions to the existing home or beside the home to suite the owners' needs. Many properties have several buildings as

accessories to the main house increasing the density on the lots. From this group of maps we are able to determine that the majority of historic homes are at the base of the hillside where the precedence was to build more densely on the lots.

Where retaining walls are needed they will be concrete and or basalt stone. Each home will have its own rainwater planter which will collect all of the rainwater runoff from the impervious surfaces for its own footprint. The water will collect in the planters and overflow into the city's storm water sewer.

The applicant has proposed 6 modest size dwelling units and associated parking all within the subject site. The additional dwellings are mitigated by the spacing of the structures, the small footprint relative to other structures in the district, and a modest height. Lot coverage means the area of a lot covered by the footprint of all structures two hundred square feet or greater (excluding decks and porches), expressed as a percentage of the total lot area. Given that many homes within Canemah include accessory structures, the number of buildings will not detract from the rhythm of the historic district.

The installation of additional landscaping will mitigate the impact of the proposed development. In addition to street trees, the applicant shall assure one tree is planted (or retained) a within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location.

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

Site Plan and Density Analysis:

Finding: Complies as proposed. Currently, there are no areas adjacent to the proposed development with densities as high as the proposal. The parcels directly adjacent to the proposed site contain approximately one dwelling unit (though multiple structures) per 5,000 square feet and one dwelling unit (though multiple structures) per 10,000 square feet. As demonstrated in the above plat of Canemah and Tax Map, the site was historically platted with 5,000 square foot lots. In the current zoning designation of "R-6" Single-Family Dwelling District, each lot may be accommodated with a single-family home, though environmental studies and compliance are required. The proposal mitigates the increased density with decreased building sizes, though the development of the site has extended into the right-of-way with the construction of required parking lots and the applicant has asked for preservation incentives to allow a majority of the homes.

The site contains 4 lots of record which would otherwise be able to be constructed with a single-family home on each. The Oregon City Municipal Code allows the construction of up to 8 cottage homes on the site, however, the density must comply with the development requirements within the Oregon City Municipal Code for the historic district and referenced documents. The applicant proposed six cottage homes, but asked for a preservation incentive to accommodate the dwellings with the required parking and protection from an onsite wetland.

In addition to the findings above, City staff has examined the submitted site plan and has identified several items for consideration by the Historic Review Board:

Preservation Incentives

- Three of the six proposed dwellings, numbers 1, 5, and 6, appear to be encroaching on one of their property lines. All proposed structures appear to be contained on their subject properties and that if a property owner places a structure they need to acquire a right-of-way use permit or go through the process to vacate a portion of the public right-of-way. The historic preservation incentives should be used in situations where an existing property is being threatened to or where environmental or topographical constraints limit the development, and not as a tool to increase the density for a potential new development. The applicant's revised application better balances density and siting to reduce the overall impact on the surrounding neighborhood.
- On August 22, 2017, the HRB denied Preservation incentives for proposed house number one, and reduced the number of cottages from six to five. The reason for the denial in requesting preservation incentive for proposed house number one and the reduction in the number of structures is order to reduce the impact of the development on neighbors directly adjacent the site and to help maintain the one dwelling unit per 5,000 square foot lot context in which the majority of Canemah is composed. A reduction in one dwelling would create a density of 1.2 dwelling units per 5,000 square foot lot, which is closer to the siting standards which currently exist in the Canemah National Historic District.

Site and Context

Finding: Complies with Condition.

- Two parking lots are proposed onsite. The applicant has revised the site plan so that all of the proposed homes and parking spaces are contained within the property lines of the subject site.
- Along the entrance off of 4th Ave. the applicant has proposed to construct a large retaining wall. Per the Guidelines for New Construction the following site features are prohibited in Historic Districts – Elements that significantly obscure or detract from the primary sides of the building, and tall walls and fences in the front and front portion of side yards. The proposal will be reviewed for compliance with maximum retaining wall height limits in OCMC 17.54.100 during the Site Plan and Design Review.
- The Canemah Historic district has many single family homes irregularly spaced on 5,000 and 10,000 square foot parcels, however, many of the homes contain additional accessory structures.

Landscaping

- The applicant has provided illustrations of the development to the proposed grade, staff is still concerned with the landscaping and the effect of the proposed development on the existing neighboring homes. Therefore, prior to obtaining a Certificate of Occupancy, the applicant shall submit a landscape plan that appropriately buffers the proposed development from the adjacent homes and streets in accordance with OCMC 17.52.060(B).
- The applicant shall assure two trees are planted (or retained) and one shrub is planted (or retained) for every 4 feet of property length within 10 feet of the subject site and the adjacent Cassidy House. **Staff has determined that it is possible, likely and reasonable that the applicant cannot meet this standard through the Conditions of Approval.**

D. Design Composition

D-1 Design the building and site starting with primary design groups and major elements, such as wings, roofline, secondary portions, porches, window groupings, dormers. Are these elements

supportive or are they detractive to the historic district? Are they supportive of the style and building?

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

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

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

Design Composition

- *Lacks rigid system of exterior detailing that makes it a clearly definable architectural style; allows design flexibility and is inherently varied.*
- *Designed and built without assistance of a trained architect. Collaborative design evolved with homeowner and builder, based on familiar styles, features and products.*
- *Can combine features from other architectural styles popular during the historic period; simpler designs than McLoughlin.*
- *Porch: full or partial length at the front entry; if close to the ground, no railings; at main story only.*
- *Dormers: None.*
- *Materials: local, readily available.*
- *Windows: 1:1, double hung windows.*
- *Siding: horizontal board siding; typically shiplap, or channel; occasionally bevel.*
- *Ornament: Exterior decoration is modest, consisting of scroll-work brackets at the top of porch pillars, plain cornerboards and simple window trim. Most houses do not feature spindlework in the peaks of their gable roofs.*
- *Interior fireplaces and chimneys.*

Finding: Complies with Condition. The applicant provided the following:

The homes are a simple rectangular form with pushing and pulling of the form providing recessed porches and breakfast nook projections in proportion to the main volume to provide variation of the massing, visual interest, weather protection, and to break up the volume. Our goal is to blend in with and respect the historic homes of the neighborhood. The design and composition of the new homes is derived from a deliberate and extensive study, analysis and derivation of the home patterns in Canemah. We are designing in the spirit of the historic vernacular style of architecture with a 12"/12" pitch roof and 1 1/2 story roof height. We are also keeping the exterior minimally designed with painted horizontal and vertically hung board siding (natural shiplap siding and wood slats in architecturally significant locations) and wood windows. The windows are at a 1:2 proportion as is consistent with the historical houses in the area at 2.5' x 5'. The homes are not cookie cutters of each other. Each home is designed with its specific location and orientation in mind making it unique, which is a common pattern of the Canemah district. We are building with Structurally Insulated Panels (SIPS) to improve buildability and construction schedule with the added benefit of high energy performance and durability. We are painting the homes with a palette of earth tone colors selected from the nature around the neighborhood. (See Figure 2 - Color Palette Pg9) The homes will be fitted with skylights where appropriate to maximize daylighting in the homes. (See Canemah Neighborhood Analysis - Windows for precedence of skylights in the neighborhood) As stated in the Design Guidelines; "New construction is just that. It is not historic, nor shall it attempt to be historic, but rather to stand side by side with existing historic structures in a respectful manner." To this

effect, we are respecting the street facing facades to be more traditional and historic while allowing the interior facing facades be more stripped down. Facades facing the wetland or interior of the site will have a vertical, natural stained cedar and large panes of glass to open the homes to their setting as much as possible. (See Figure 11)

All of the proposed homes incorporate elements of the Vernacular style, but also incorporate more modern elements not found along 4th Ave. such as window walls, full light doors, stepped windows, and rood cutouts. A further analysis of each home can be found in the Housing Analysis section below. **Staff has determined that it is possible, likely and reasonable that the applicant can meet this standard through the Conditions of Approval.**

E. Specific Design Elements

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

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

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

Finding: Complies with Condition. The applicant provided the following:

Nestled within the side of a hill along the Willamette River at the head of the Willamette Falls, Canemah has amazing views from almost every location in the neighborhood. The focus of which for the observed homes is facing downhill and northwest towards the river. All of the homes, historic and modern have taken advantage of these spectacular views with numerous and/or large window openings facing this direction. We found the sizes and types of windows varied significantly within all housing types to the point where we did not find an obvious standard window type. The most consistent feature is that there are multiple large openings facing towards the views. Many homes, modern and historic, have a mix of rectangular vertical windows, large single pane square picture windows facing the streets and large, long, horizontal openings along the frontage of the homes made up of multiple vertical windows. Even within an individual home, there are multiple different window types. Many homes have skylights; some are visible from the street. The overall orientation of the neighborhood is focused on the views towards the river and the natural features of the place. Our development is taking these cues from the neighborhood and respecting the general proportions, placement and shape of the windows while keeping with this tradition of providing large openings towards the natural views of the place, one of the most beautiful features of the neighborhood. This is why we have large sliding glass doors and large windows facing the wetland. While respecting the more "historic" look from the street, the window walls provide a deeper more direct connection to the surrounding environment - important aspect of living in Canemah. We believe enhancing and encouraging this connection is in direct line of the spirit of this place.

Retaining Wall: The majority of Canemah is nestled within the side of a hill. As you enter Canemah, you are confronted with steep cliffs of basalt rock. Retaining walls are a necessary part of constructability in this context and is evident throughout the entire neighborhood. The neighborhood is made up of terraced land held back by various shapes and sizes of retaining walls throughout the entire landscape. Some covered with moss and ivy, some exposed as seen in the construction of a new home along 4th street. The retaining wall condition in this proposed project is not unique. Our intention is to layer basalt stone over the structural elements along

with covering with planting to minimize appearance and to blend more seamlessly in with the surrounding landscape. Through the use of basalt stone and native plantings, the design is directly mimicking the retaining walls seen through the neighborhood and in the images below.

Porches: As mentioned previously, the views are the predominant feature to which the homes, historic and modern, all have in common and are all designed to maximize. There are multiple wide openings on the north facing facades as well as porches, many times two or three on almost every home in the neighborhood. There are two major types of porch forms in the neighborhood. The first kind is the “attached” porch. It is seemingly independent of the building mass “tacked” onto the side of the building. The second type is a more “built in” porch both with and without roof overhangs. The proposed development has both approaches in keeping with the variety within the neighborhood.

Parking: Like setbacks, parking seems to be influenced by the topography as well as occurring where ever a car can find a place. Most homes have their primary parking alongside the roadway itself providing parking areas for multiple cars. Some do not have driveways at all and the only parking for the home is along the street. Our proposed development will have parking areas consistent with the other multi-family buildings in Canemah, however they will be made with permeable pavers and heavily planted to lessen the visual impact. The single space along 4th Ave will be similar to 900 4th Ave. in that it will be heavily planted to lessen the visual impact of the car along the street while also providing more safety and privacy. By Cottage home code the development is required to provide 11 parking spaces. 1.5 spaces for each cottage home. Parking in lots allows for more of the site to be open to natural landscaping and open views instead of being taken up by driveways. It is safer, more compact and more efficient.

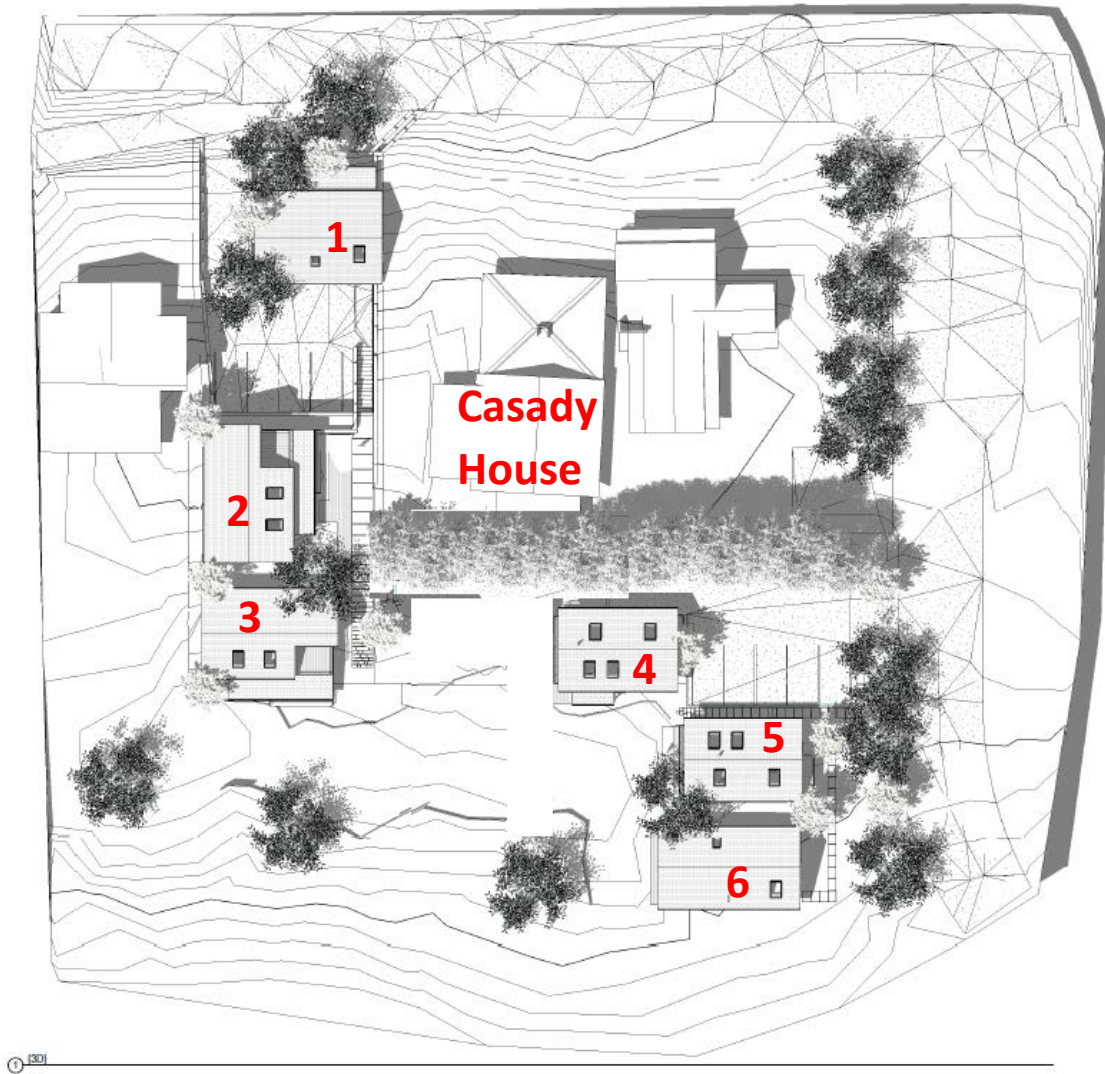
Many of the proposed homes have design elements that are not typically on homes within the Canemah Historic District, Staff and the HRB evaluated the design elements and have incorporated them into the findings below and the conditions listed above. Please reference the Housing Analysis further in the document to review an additional analysis on each individual home.

A geotechnical review has yet to be submitted and the proposed fill removal and retaining wall construction has yet to be addressed. The applicant has proposed to construct a retaining wall on site that will need to comply with a future geotechnical review. The Oregon City Municipal code and Design Guidelines for New Construction specify that retaining walls shall not exceed a maximum of 3 ½ feet within the front yard of a proposed home. The applicant has proposed a retaining wall that will exceed 3 ½ feet within the front of home 1 and 3. The applicant shall minimize the retaining wall height to 3 ½ feet at maximum height, and use rock, brick, or concrete with finishing; or mortared or stacked true masonry or stone that was traditionally quarried in the area.

Additionally, the steps, separate from the proposed homes, that are located within the site are appropriate with the overall context of the Canemah National Historic District. The Design guidelines for new construction call for exterior stairways exceeding five feet in height at the front of buildings is the design composition section and not within the siting. This means this section is talking about the steps leading into a home and not steps within the general site.

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

HOUSING ANALYSIS:

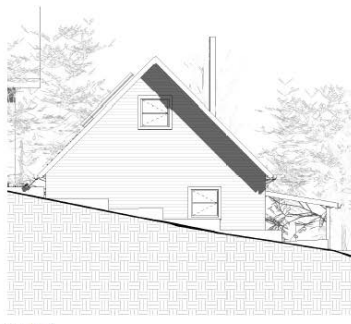


The staff analysis of each home is provided below.

Proposed House 1:



House #1 South
1/4" = 1'-0"



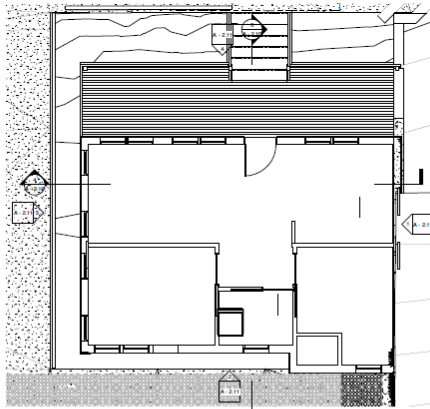
House #1 East
1/4" = 1'-0"



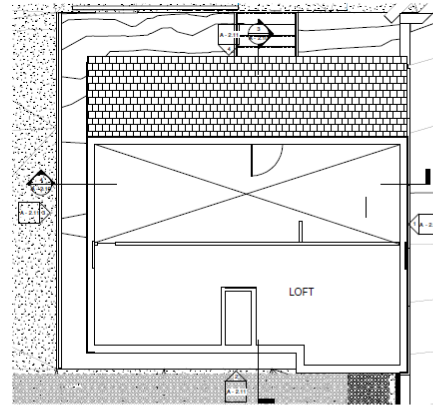
House #1 West
1/4" = 1'-0"



House #1 North
1/4" = 1'-0"



HOUSE #1 LEVEL 1
1/4" = 1'-0"



HOUSE #1 LOFT
1/4" = 1'-0"



HOUSE #1 N-S SECTION
1/4" = 1'-0"



HOUSE #1 E-W SECTION
1/4" = 1'-0"



HOUSE #1

Finding: Complies with Condition. This house is designed to be a 600 square foot 1 ½ story home oriented towards 4th Ave. with an elevated front deck on the front of the house. The deck will have approximately seven steps up to the main level. The deck is encircled by a railing on the north and west side of the house with thin vertical spindles and topped by a rail cap. The east side of the deck will abut a retaining wall separating the porch from the neighboring topography.

The house appears to be designed as a small Vernacular bungalow with six large double hung windows and a half light door on the front of the house. Four large rectangular double hung windows and one small square window on the west side of the house. The east side of the home appears to have two small square double hung windows. The south side of the home includes a four large double hung windows with a small bump out abutting a retaining wall on the southeast corner.

The siding appears to be a vertical shiplap siding along the north, east, and west sides of the home. The south side of the home has been designed with vertical shiplap siding.

The roof of the home appears to be designed as a shingle covered with a pitch greater than 8:12 (12:12 according to the applicant narrative). The north side of the roof appears to have a small chimney, and the south side of the roof appears to have one large rectangular and one small square skylight window.

In the design of home number one, the applicant has indicated that they are planning to remove a significant portion of the abutting topography, creating a cutout for the home and a twelve (12) foot wide driveway on the existing lot. This home will also be located directly upon the east property line.

The proposed landscaping in front of the front of the home is unclear. The applicant will need to go through Geotechnical Review along with Site Plan and Design Review.

To ensure compatibility, conditions of approval have been that coincide with the existing Design Standards for the Canemah Historic District, the following conditions are proposed:

- Retaining and structural walls shall be minimized; to be faced or finished in stone, mortared basalt, or concrete, and not exceed 3 ½ feet, to complement the Canemah Neighborhood.
- Concrete foundations shall have a natural, parged or painted finish.
- Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- A minimum of 5 shrubs and groundcover shall be installed along the façade of the front porch.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.
- At the August 22, 2017 Historic Review Board meeting the HRB approved the design of the proposed cottage housing development with a set of conditions. One of the specified conditions was for no preservation incentives to be permitted on house number one. Repositioning the house would create enough separation from the property lines, so no preservation incentive would be necessary for this home.

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

Proposed House 2:



① House #2 West
1/4\"/>



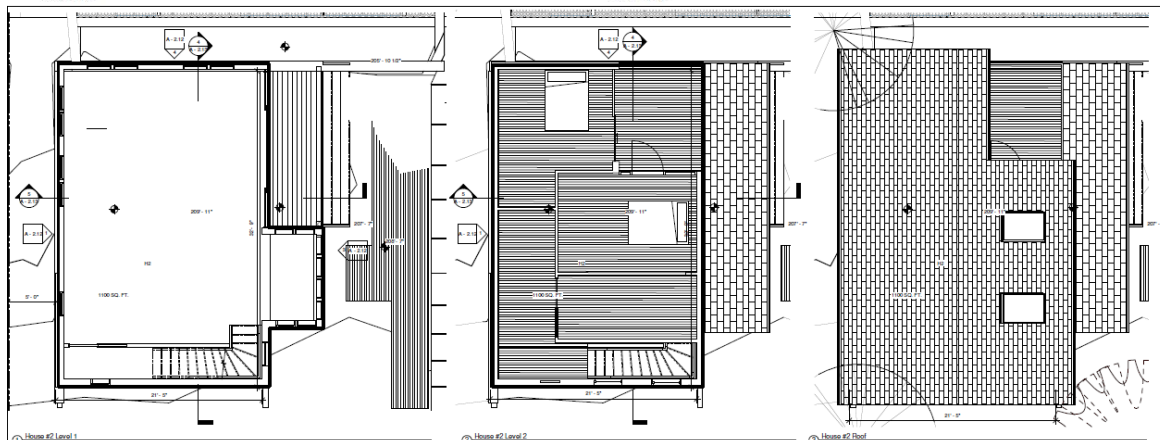
② House #2 South
1/4\"/>



③ House #2 East
1/4\"/>



④ House #2 North
1/4\"/>



① House #2 Level 1
1/4\"/>

② House #2 Level 2
1/4\"/>

③ House #2 Roof
1/4\"/>



④ HOUSE #2 S SECTION
1/4\"/>



⑤ HOUSE #2 E W SECTION
1/4\"/>



⑥ HOUSE #2
1/4\"/>

Finding: Complies with Condition. On August 22, 2017, the HRB decided by a vote of 4-0-0 to approve the proposed cottage development with condition. One of the conditions is the removal of house number two from the proposed development. Removing house number two will reduce the density of the overall site and create a siting pattern more commonly seen throughout the Canemah National Historic District. Additionally, removing house number two will allow the application more space to reposition house number one.

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

Proposed House 3:



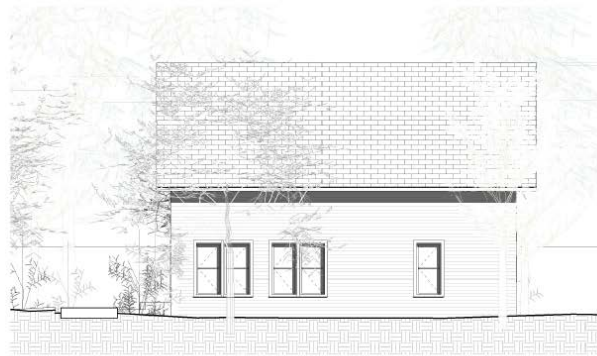
① House #3 South
1/4" = 1'-0"



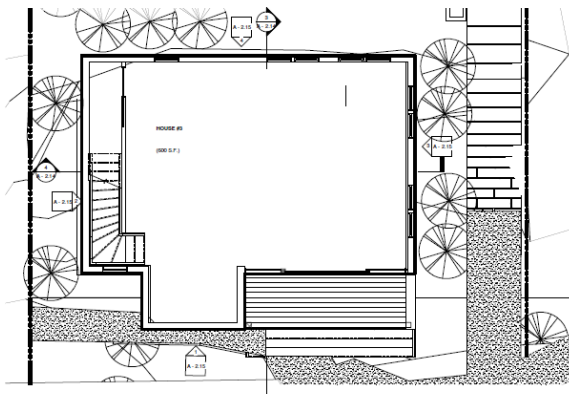
② House #3 West
1/4" = 1'-0"



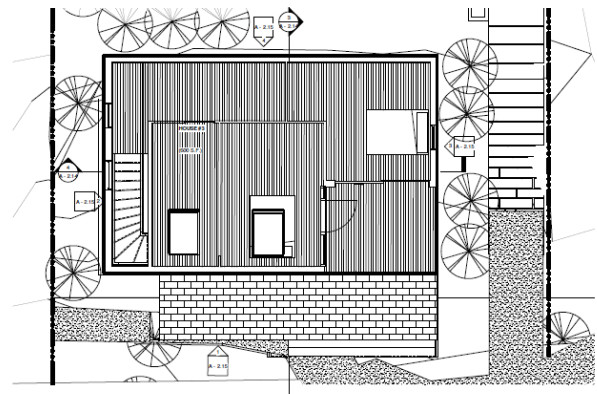
③ House #3 East
1/4" = 1'-0"



④ House #3 North
1/4" = 1'-0"



① House #3 Level 1
1/4" = 1'-0"



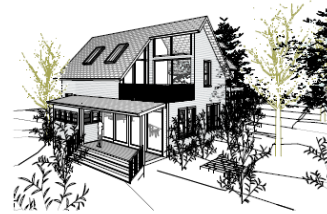
② House #3 Level 2
1/4" = 1'-0"



③ HOUSE #3 N-S SECTION
1/4" = 1'-0"



④ HOUSE #3 E-W SECTION
1/4" = 1'-0"



⑤ HOUSE #3

Finding: Complies with Condition. House number three is located approximately ten feet south of house number 2, and is exactly the same as house two but oriented north/south instead of east/west.

To ensure compatibility, conditions of approval have been created that incorporate the existing Design Standards for the Canemah Historic District, the following conditions are proposed:

- Primary residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted.
- Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- Roof cut-outs do not appear to be a feature found on homes within the Canemah neighborhood and the home shall be redesigned incorporating a continuous roof line with no breaks, or cut-outs, for second story patios.
- Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- Concrete foundations shall have a natural, parged or painted finish.
- Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

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

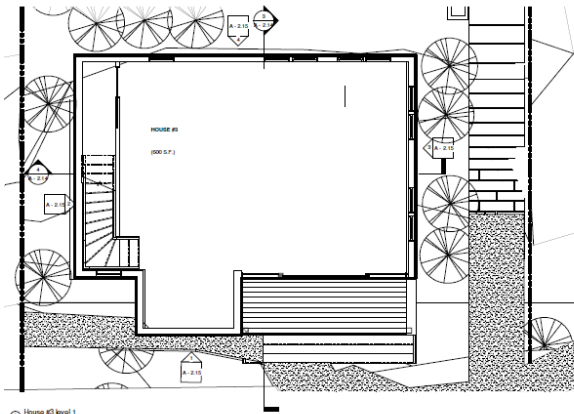
Proposed House 4:



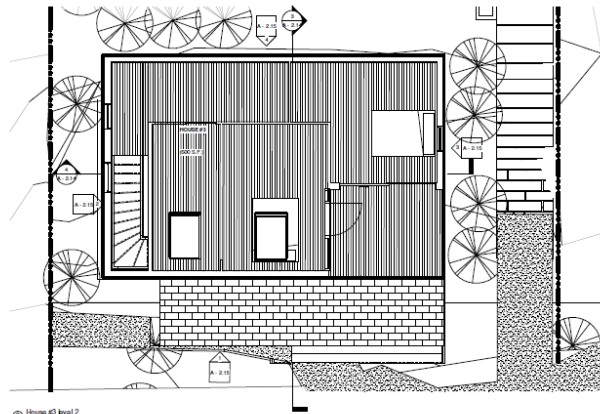
① House #5 West
1/4" = 1'-0"



② House #5 South
1/4" = 1'-0"



① House #3 Level 1
1/4" = 1'-0"



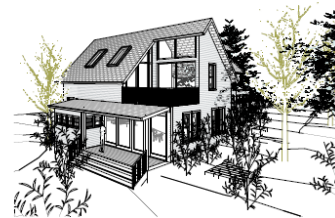
② House #3 Level 2
1/4" = 1'-0"



③ HOUSE #3 N-S SECTION
1/4" = 1'-0"



④ HOUSE #3 E-W SECTION
1/4" = 1'-0"



⑤ HOUSE #3

Finding: Complies with Condition. House four is an 800 square foot 1 ½ story modern Vernacular, completely sided in horizontal shiplap on the north, vertical shiplap on the south and west side, and vertical and horizontal shiplap on the east side. This house is located approximately 60 feet to the east of house number three.

The front of the house is on the east side of the building and has been designed with a small elevated deck, covered by an eave, leading into a solid front door with a tall and narrow vertical fixed window to the left of the front door. There is one medium rectangular window on the main floor and two large double hung rectangular windows on the second story.

On main level of south side of the house there are four full light sliding style doors leading out to small covered deck. There is also one small double hung rectangular window and one medium window. On the west side of the home there is another set of full light glass doors leading out to a covered deck. On the second story of the west side is a second story deck encircled by a railing with narrow spindles and a top rail. Half of the second story on the west side of the building is composed of windows. Additionally, there is one small rectangular window on the second story.

There are two large double hung rectangular windows on the north side of the building. The roof appears to greater than an 8:12 slope with two skylights on both the south side and north side of the roof.

To ensure compatibility, conditions of approval have been created that incorporate the existing Design Standards for the Canemah Historic District, the following conditions are proposed:

- The main entrance of the house shall not be oriented towards the adjacent parking lot.
- Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- Concrete foundations shall have a natural, parged or painted finish.
- Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

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

Proposed House 5:



① House #5 East
1/4" = 1'-0"



② House #5 South
1/4" = 1'-0"



③ House #5 West
1/4" = 1'-0"



④ House #5 North
1/4" = 1'-0"



Finding: Complies with Condition. House four is an 800 square foot 1 ½ story modern Vernacular, completely sided in vertical shiplap on the west side, horizontal shiplap on the north and south, and vertical and horizontal shiplap on the east side. This house is located approximately 12 feet to the southeast of house number four.

The front of the house is on the east side of the building and has been designed with a small elevated deck, covered by an eave, leading into a solid front door with a tall and narrow vertical fixed window to the right of the front door. There is one medium rectangular window on the main floor and two large double hung rectangular windows on the second story.

The main level of west side of the house has four full light sliding style doors leading out to small covered deck. On the second story of the west side is a second story deck without any form of railing. Additionally, half of the west side second story is composed of windows. The south side of the house there is one large double hung rectangular and one small rectangular double hung window. There are two large double hung rectangular windows and one small double hung rectangular window on the north side of the house.

The roof appears to greater than an 8:12 slope with two skylights on both the south side and north side of the roof.

To ensure compatibility, conditions of approval have been created that incorporate the existing Design Standards for the Canemah Historic District, the following conditions are proposed:

- The main entrance of the house shall not be oriented towards the adjacent parking lot.

- Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.
- Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- The applicant shall revise the home with a porch railing on the second story of the home.
- The porch shall consist of simple trim at base and top, consistent with architectural style.
- Concrete foundations shall have a natural, parged or painted finish.
- Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

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

House 6:



① House #7 North
1/4" = 1'-0"



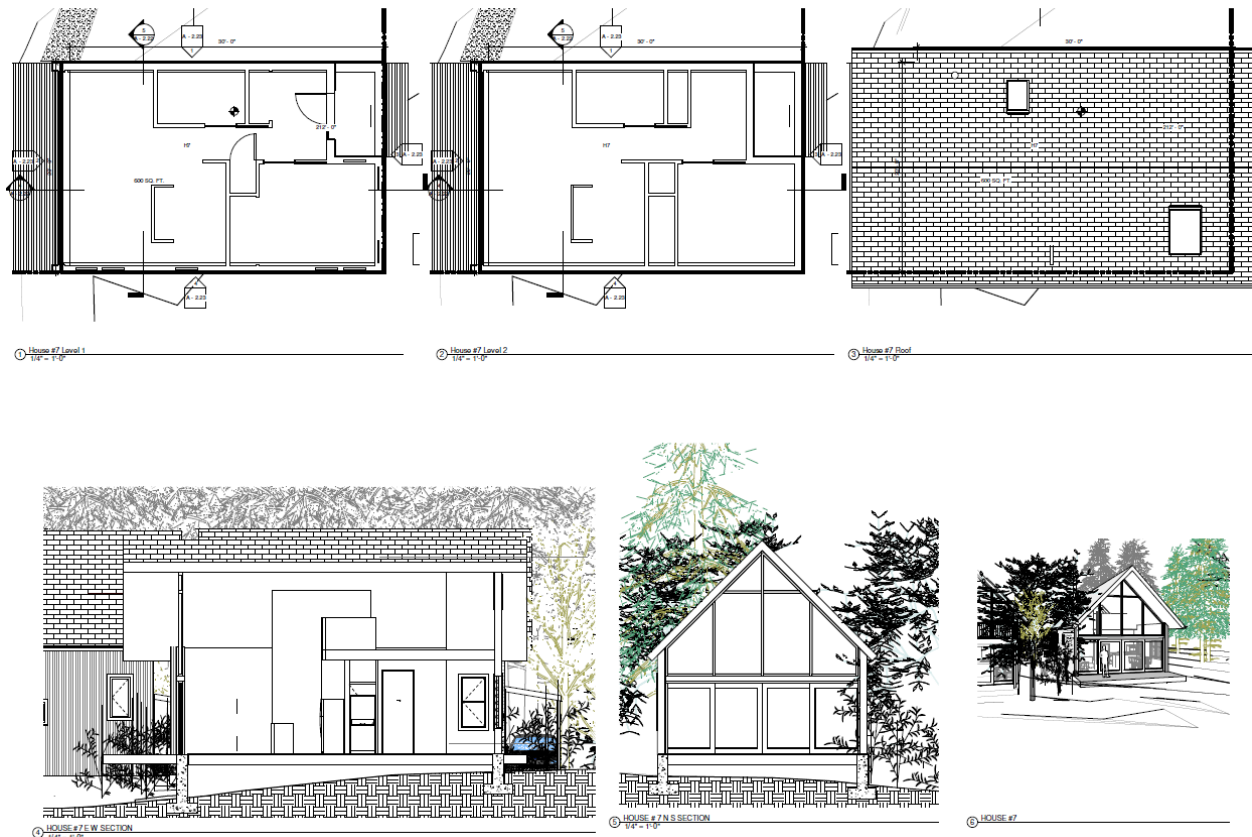
② House #7 West
1/4" = 1'-0"



④ House #7 South
1/4" = 1'-0"



③ House #7 East
1/4" = 1'-0"



Finding: Complies with Condition. House four is a 600 square foot 1½ story modern Vernacular, completely sided in horizontal shiplap on the north and south side of the house, horizontal and vertical and horizontal shiplap on the east side of the house, and primarily windows with minor vertical shiplap on the west side of the house. This house is located approximately 10 feet to the south of house number six.

The front of the house is on the east side of the building and has been designed with a small elevated deck tucked into an alcove, leading into a solid front door with a tall and narrow vertical fixed window to the left of the front door. There is also a large double hung rectangular window on the inside of this alcove looking into the front doorway. Additionally, there are two large double hung rectangular windows on the main floor and one medium widow on the second story.

There is one small fixed window and one small double hung window on the north side of the house. There are five large double hung rectangular windows on the south side of the house. The west side of the house is primarily composed of windows with set of full light glass doors leading out onto a slightly elevated deck.

The roof appears to greater than an 8:12 slope with one skylight on the north and south side of the roof.

To ensure compatibility, conditions of approval have been created that incorporate the existing Design Standards for the Canemah Historic District, the following conditions are proposed:

- Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper

portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house.

- Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board.
- Gable roof slopes shall have equal pitch. Gable primary roofs shall have a pitch of 8:12 or greater (6:12 for Bungalow). Porch or bay roofs may have lower slope, may have hip if style allows. Roofs shall have a minimum 1 foot overhang with a maximum of 3 feet.
- Concrete foundations shall have a natural, parged or painted finish.
- Exposed foundations shall be site screened with vegetation if concrete or masonry exceeds 3½ feet, or if pilings or posts are 1½ feet above grade.
- Roofing shall use traditional materials such as wood shingles, composition, and metal shingles.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

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

PUBLIC NOTICE:

Notice of the proposal was sent to property owners within three hundred feet of the subject property and the Canemah Neighborhood Association in addition to a variety of agencies. Additionally, the property was posted with a Notice of Land Use sign with details about the proposal. Transmittals were sent to various City departments and other agencies regarding the proposed development plan. Relevant comments from City departments are addressed in this report as appropriate.

Prior to the first open public hearing, the Planning Division received one written comment relating to the contextual appropriateness of the cottage development in the Canemah Historic district.

- Mr. Paul Edgar identified concerns with the wetlands on the property, parking, and the building guidelines.
 - The proposed application is for the historic review of the historic appropriateness of the proposed project. Parking, wetlands, and geologic hazards are not reviewed by the Historic Review Board as part of a design review. Additional review for compliance with the Oregon City Municipal Code is required.
 - An analysis for compliance with the applicable standards is provided within this report.

Written Public Comments Received After July 25, 2017:

Mr. Dave Green submitted comments concerning the architecture and whether or not the design of the proposed homes are accurate and adheres to the Vernacular description put forth by the Oregon City Design guidelines. Additionally, he addressed his concerns with the potential density of the proposed project within the neighborhood and the impact such a development will have on the surrounding properties.

Staff Response: The concerns addressed above are some of the concerns staff has had with the application as well. Through the findings and conditions of approval, the submitted concerns should be addressed in the staff report above. The HRB has the obligation to review the proposed application against the Design Guidelines and the context of the Canemah National Historic District and determine whether or not application

Friends of Canemah submitted comments addressing several concerns, those concerns are as follows:

1. There should not be more than one house per each 5,000 Sq. Ft. Lots of record!

Staff Response: This criteria is addressed in the staff report above. Cottage housing has not been developed or proposed with the City limits. The applicant has submitted an application requesting the HRB to evaluate the historic appropriateness of cottage homes in the Canemah National Historic District.

2. There should be standard acceptable set-backs from all bodies of water, right-of-ways and frontages.

Staff Response: The HRB does not evaluate wetlands and wetland designations as part of their evaluation. In the application, there are delineated wetlands on the site, but there is not established buffer from the delineated wetlands.

3. All cuts and fills that require review, these reviews must happen before any HRB process with approvals by City Planning and Natural Resources committees, must be in hand to advance.

Staff Response: Geotechnical reviews are done independently of the HRB review of an application. Geotechnical finding may alter a HRB application, and the applicant may need to resubmit for HRB design review.

4. Parking Lots are incompatible Building Guidelines for Historic Districts.

Staff Response: The applicant has submitted materials referencing why the parking lots may be deemed appropriate for the proposed development. The HRB has the obligation to evaluate the contextual design appropriateness of a parking lot feature within the area the applicant has proposed to develop. If the applicant has contained the proposed development on the site and has mitigate for the impacts of the parking lot on any of the neighboring properties, the HRB may find the proposed parking lots compatible with the application.

5. Impervious surfaces exceed limits for the lot with Houses #1 & 2, NO more than 40%.

Staff Response: There are no areas where the proposed lot coverage, per the definition in the OCMC, exceeds 40% lot coverage.

6. Impervious surfaces exceed limits for the lot with Houses #4, 5 & 6, NO more than 40%.

Staff Response: There are no areas where the proposed lot coverage, per the definition in the OCMC, exceeds 40% lot coverage.

7. There are State of Oregon Standards for Vernacular houses and the designs offered are in violation of those standards found in Oregon Revised Statutes Chapter 358. Violations include Cut-a-Way Roofs. Which also detract from OCMC 17.40 Historic District Building Guidelines.

Staff Response: Staff has addressed the Vernacular criteria of the application and has reflected those criteria within the conditions of approval for the HRB review. The HRB will evaluate the staff findings and conditions and may make alterations where they feel is necessary in staff report.

8. House density on each lot of record must be adjudicated lot by lot, not as a cluster until approved by the Planning Commission.

Staff Response: The concept of cottage housing is addressed through the design guidelines and precedents set within the Canemah National Historic District. Cottage housing has not been proposed within the City of Oregon City in the past. Since this is the first time cottage house has been proposed, the HRB needs to evaluate the proposal and how it relates to the criteria.

9. We see NO Justification and value based criteria for any of the Preservation Incentives! Any Preservation Incentives are to enhance a Historic District @ OCMC 17.40.065 and there are NO referenced Value Based Justifications to receive any of the asked for Historic Preservation Incentives.

Staff Response: The applicant has cited the wetlands on the site and preserving the delineated wetlands as a reason for justifying the preservation incentives. The HRB will evaluate whether or not the proposal from the application justifies the request for preservation incentives.

10. In OCMC 17.40 code we do not accept Flag Lots.

Staff Response: There are no flag lots associated with this development.

11. We are asking for continuance of this meeting and approval process to a future date, until all understanding are adjudicated for any mitigation from standard Set-Backs rules and codes, that are asked for and required of other applicants with ruling from the Planning Commission and Natural Resources Committee.

Staff Response: There was a request for continuance during the first evidentiary hearing (July 25, 2017). The HRB does not have to grant a continuance during the second evidentiary hearing.

12. The Historic Wagon Roads cannot be altered from the current look and feel and what is in these HRB requests changes that.

Staff Response: There do not appear to be any proposed changes to the street within the proposed application.

RECOMMENDATION:

Based on the analysis and findings as described above, Staff recommends that the proposed Modification for Historic Review located on the south side of 4th Ave., in the vicinity of 4th Ave. and Miller St. and identified as Clackamas County Map 3-1E-01AA, TL 02200, 03600, and 03700, meets the requirements as described in the Oregon City Municipal Code by complying with the Conditions of Approval provided in this report. Therefore, the Community Development Director recommends the Historic Review Board approve file MD 17-01 – MD 17-06 with conditions, based upon the findings and exhibits contained in this staff report.

EXHIBITS:

1. Vicinity Map (On File)
2. Applicant's Narrative and Plans (On File)_
3. Previous Proposal for HR 16-09, HR 16-10, HR 16-11, HR 16-12, HR 16-13, and HR 16-14 (On File)
4. Public Comments (On File)



CITY COMMISSION FINDINGS AND NOTICE OF DECISION

Appeal of Historic Review Board's Decision on Cottage Home Development

December 6, 2017

Mailed, December 11, 2017

FILE NO.: AP 17-04: Appeal of Historic Review Board (HRB) conditional approval of five (5) cottage style homes in the Canemah Historic District (files MD 17-01, MD 17-02, MD 17-03, MD 17-04, MD 17-05, MD 17-06.

OWNER / APPLICANT: Christopher Staggs
8903 Nordic Drive, Portland, OR 97223

LOCATION: Properties located in between 502 and 514 4th Ave., in the vicinity of 4th Ave. and Miller St., Clackamas County Map 3-1E-01AA Tax Lots 02200, 3600 and 03700

REQUEST: Friends of Canemah and Paul Edgar appealed the HRB's granting a Certificate of Appropriateness for the construction of five (5) cottage style homes, with preservation incentives to adjustment the front, side, and rear setbacks, in the Canemah Historic District.

DECISION: Deny the appeal and affirm the HRB's decision approving the application with conditions.

BACKGROUND:

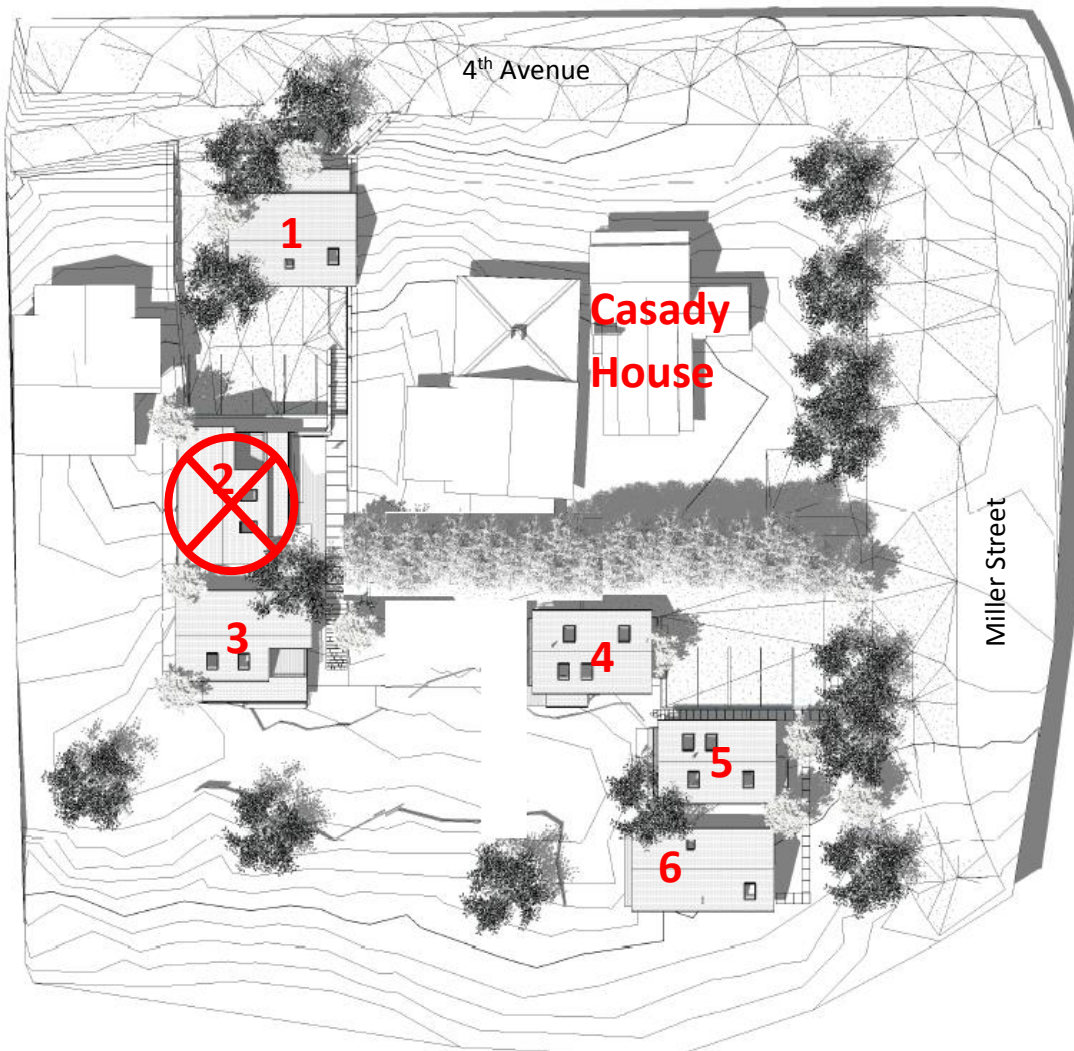
On August 22, 2017, the Oregon City Historic Review Board voted 4-0-0 to approve the proposed six (6) unit cottage style development with conditions of approval, including elimination of one unit (Unit #2),¹ resulting in the approval of a development including five (5) dwelling units on four lots, totaling 3,900 square feet on a 20,000 square foot site, consisting of 4 lots of record. The five homes vary in size between 600 to 1,100 square feet.

House #1: 600 Square Feet
~~House #2: 1,100 Square Feet~~
 House #3: 1,100 Square Feet
 House #4: 800 Square Feet
 House #5: 800 Square Feet

¹ Since the HRB conditioned its approval on the elimination of House #2, and that decision was not further appealed by the applicant, no further details regarding House #2 are included as part of this report.

House #6: 600 Square Feet

The development has been proposed near the corner of 4th Ave and Miller St., within the Canemah Historic District. Two homes that contribute to the significance of the Historic District flank both sides of the properties' 4th Avenue frontage, including the Casady House located at the corner of 4th Ave and Miller Street, which is highly visible. The property is encumbered by geologic hazards, a wetland and has an approximately 1200 square foot unimproved alley right of way running along the east side, connecting to 4th Avenue and running parallel to Miller Street. For this reason, the request included a number of preservation incentives to allow a portion of the proposed development to be located within the setbacks.





Vicinity Map

PROCEDURAL FINDINGS:

The notice of appeal filed by the Friends of Canemah and Paul Edgar, identifies 11 appeal issues, plus a number of sub-issues, which are introduced as a “partial list of issues of non-compliance and non-compatibility.” OCMC 17.50.190 provides that only those issues raised in the notice of appeal may be considered before the City Commission on appeal. Therefore, no issues, beyond those raised in the notice of appeal were considered.

Mr. Edgar submitted written and oral testimony on behalf of the Friends of Canemah and as an individual and as a result, both parties have standing to participate in the appeal. Howard Post, a member of Friends of Canemah, also participated orally at the Historic Review Board hearing, had standing to participated orally at the appeal hearing. Ms. Karen Blaha submitted written comments in advance of the hearing. Ms. Blaha participated in the proceedings before the HRB and therefore, her comments were added to the record. Ms. Christine Kosinski submitted a letter dated November 15, 2017. Since Ms. Kosinski did not participate in the proceedings before the HRB and did not have standing to submit testimony, this letter was rejected from the record and not considered.

In addition to limiting the issues on appeal, this matter was considered by the Commission on the record; no new evidence was allowed. During the proceeding, the Appellant argued that the City Commission had an obligation to consider new evidence citing OCMC 2.28.070(D), an appeal provision contained within the Administration section of the code authorizing the creation and operation of the HRB . The City Commission rejected this argument finding that OCMC 2.28.070 does not require that the City Commission consider new evidence when this same provision requires compliance with OCMC

17.50, the procedures governing land use reviews. The procedures specifically applicable to Type III Historic District reviews are set forth in OCMC 17.50.030(2)(c) and 17.50.190(D)(2) and (F). The City Commission finds that the references in OCMC 17.50 to historic review to be the most specific description of the type of review. The City Commission further finds that the public was given notice orally and in writing before the HRB that review by the City Commission would be on the record.

Mr. Edgar submitted a survey form of the neighboring Casady house from the 2007 resurvey of Canemah. This document was not previously included in the record. The Historic Review Board (HRB) staff report, provide a synopsis of the survey information, but did not attach the survey as an exhibit. For the reasons set forth above, this survey form was formally rejected from the record.

SUBSTANTIVE FINDINGS

As findings in support of approval of the Application, the City Commission adopts and incorporates by reference the Revised Notice of Historic Review Board Decision, dated September 6, 2017, for File Nos: MD 17-01, MD 17-02, MD 17-03, MD 17-04, MD 17-05, and MD 17-06 (but not the exhibits thereto. The City Commission finds that this document is properly incorporated as findings because they are written in the nature of findings and specifically address whether the Applications comply with approval criteria and respond to other issues raised during these proceedings. In the event of a conflict between these incorporated findings and the findings in this document, this document shall control.

ISSUES RAISED ON APPEAL:

The items listed in the notice of appeal are grouped together by topic below:

Site Plan and Design Review-Cottage Housing Requirements

The Historic Review Board review of this proposal is the first step in the development process. The applicant's next step will be to apply for and receive approval for Cottage Housing through the Type II Site Plan and Design Review process (OCMC 17.62.059- Cottage Housing), including lot consolidation. Conformance with the criteria for Cottage Housing, a permitted use in the underlying zone, will be reviewed and conditions may be placed on the proposal, at time of Site Plan and Design Review. The Historic Review Board's review of this proposal is confined to the criteria found in OCMC 17.40-Historic Overlay.

Building Layout Issues

Proposed Density

OCMC 17.62.059(C) allows cottage cluster development in an R-6 zone of up to 2 units per lot. The subject site is comprised of four lots of record, therefore, a total of eight structures could be allowed, assuming that all of the criteria applicable to new construction within a historic district are also satisfied. In other words, up to eight units could be permitted so long as a finding can be made that their layout and design are compatible.

The Appellants assert that the proposed layout deviates from what is typically approved in the Canemah Historic District with regard to densities in that it allows 5 homes on four tax lots. The Appellants argue that the amount of building lot coverage exceeds 80%, going beyond what is typical in Canemah of one

primary structure per 5,000 square foot lot and therefore, cottage cluster development should not be allowed within Canemah.

Nothing in the Code expressly prohibits cottage cluster development within historic areas. The matter before the Commission is whether the proposed development complies with the applicable plan policies and regulations i.e. is compatible with the District, notwithstanding the clustered proposal. Appellants contend that locating more than one house on each lot is incompatible with the historic district *per se* and cannot ever be compatible because the design guidelines do not mention authorizing more than one home per 50 x 100 to 100 x 100 foot lot. The HRB did not interpret this reference in the design guidelines to prohibit clustered development. Rather, the HRB noted the New Construction Guidelines regarding Canemah points out that, although most development consists of a single family home per 50 x 100 foot lot, “variations are found.” Further, the HRB found that the modest house sizes coupled with landscape planting provided sufficient mitigation for the one extra home in excess of the number of lots. Therefore, the City Commission agrees with the HRB that cottage housing is not *per se* incompatible with the Canemah Historic District. Appellants believe that the HRB’s approval is contrary to Comprehensive Plan Goal 5.3 and Policy 5.3.1.² Comprehensive Plan Goal 5.3 applies to the preservation of existing historic resources and does not apply to this proposal to locate new houses on vacant lots. With regard to density, the HRB adopted staff’s findings explaining that there is a precedent for larger-scale and greater density of buildings on each property in this area, particularly given the density contained within the Casady House property, and they provide:

The surrounding residences are a mix of age and architecture. The neighbor on the corner of 4th and Miller (See pg. 20) was built in 1890 in the Queen Anne Vernacular Style, but has had several additions and two additional buildings constructed over time increasing the density significantly. One building is a barn/garage built in 1990. If the same development was built now, it would exceed maximum density allowed by Oregon City code.

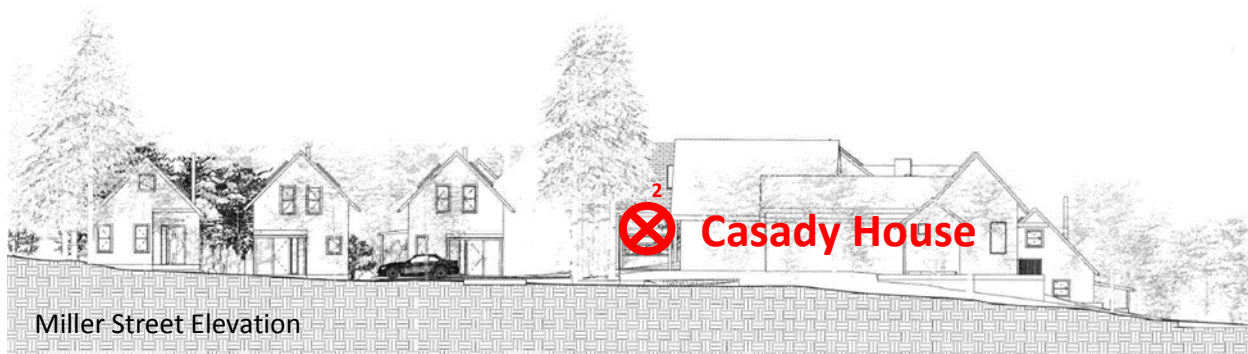
² These relevant Comprehensive Plan policies provide:

Goal 5.3 Historic Resources

Encourage the preservation and rehabilitation of homes and other buildings of historic or architectural significance in Oregon City.

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.



HRB conditioned the removal of house #2

4th Ave / Miller Street Elevations

These elevation drawings show that the Casady House appears as a group of homes clustered or layered together. The applicant's proposal along 4th Avenue continues by layering with House #1, nestled down at street elevation, reducing its prominence and behind that, House #3 will be visible, but recessed. Houses 4 through 6 will read as separate single family, cottage-sized homes. Therefore, the Commission agrees with the HRB that considering the surrounding development, the provision of 5 houses on 4 lots does not compromise the character of the district.

Site Design

Appellants object to the significant amount of land grading, in violation of Plan Goal 5.3.8, and argues that the installation of a retaining wall is incompatible with the Historic District.³ The Appellant claims that this proposal will "alter the Historic Wagon Roads." The Appellant objects to the inclusion of internal parking lots as part of the development.

With regard to retaining walls, the applicant explained:

³ Policy 5.3.8 provides:
Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

The majority of Canemah is nestled within the side of a hill. As you enter Canemah, you are confronted with steep cliffs of basalt rock. Retaining walls are a necessary part of constructability in this context and is evident throughout the entire neighborhood. The neighborhood is made up of terraced land held back by various shapes and sizes of retaining walls throughout the entire landscape. Some covered with moss and ivy, some exposed as seen in the construction of a new home along 4th street. The retaining wall condition in this proposed project is not unique. Our intention is to layer basalt stone over the structural elements along with covering with planting to minimize appearance and to blend more seamlessly in with the surrounding landscape. Through the use of basalt stone and native plantings, the design is directly mimicking the retaining walls seen through the neighborhood and in the images below.⁴

The applicant submitted evidence showing the use of tiered systems of retaining walls on nearby properties. Conditions of approval imposed by the HRB limit all retaining wall heights in front of homes to less than 3½ feet. Given that retaining walls are typical of development within Canemah, the walls will be modest in height, and conditions of approval require that they be constructed of rock, brick, finished concrete, the Commission could find that they will be compatible.

The New Construction Guidelines prohibit “extensive regrading of the lot.” Appellants raise a particular concern with regard to House 1, which will be lower in elevation than the adjacent homes as a result of grading. As the applicant points out, the regrading will not be extensive. Rather, it is necessary along the north portion of the property to make the property accessible to vehicles. Moreover, the proposed site grading will serve to lower House #1, making it appear shorter and serve to elevate the prominence of the contributing structures on both sides.

Appellants mention impacts to “Historic Wagon Roads.” The Canemah Historic District designation does not ascribe significance to or regulate Historic Wagon Roads. Furthermore, the proposal would expand the right-of-way slightly in an area adjacent to an existing driveway along 4th Avenue but otherwise does not propose curbs or sidewalks or other improvements that would alter the existing improved right-of-way. The HRB concluded that this expansion of the right-way on 4th Ave adjacent to the driveway for the adjacent home will appear to extend that driveway extension rather than as greater roadway width.

The Appellants are generally correct that the Historic Guidelines for New Construction suggest that parking lots are incompatible. However, the HRB found that the proposed parking lots were compatible because the parking serving Units 1 and 3 will be located behind Unit 1 and will not be visible from 4th

⁴ The New Construction Guidelines characterize historic development within Canemah as follows:

Because of limited level building land, Canemah’s older homes, especially above 99E are sited in accommodation to the existing terrain. Steep hillside lots were not re-graded or filled. Houses neither “step” down a sloping lot nor are they cantilevered out on “stilts.” As a result, some homes lack setbacks, with front porches opening almost directly onto the street. For this reason houses do not uniformly face the river, but uphill, or towards other houses across the street

Ave. The parking serving Units 4 – 6 will be setback from Miller Street and significant landscape screening will make it largely invisible from the street. The City Commission agrees with this conclusion.

With regard to locating homes on existing lot lines and within zoning setbacks, the HRB found:

In addition to not constructing development on the wetland identified onsite, the proposed homes are each buffered from the adjacent Casady House with setbacks and landscaping. In order to allow for such buffering, the applicant has proposed to utilize preservation incentives to place structures 5 and 6 within the setbacks of the zoning designation, a practice common within the historic district.

These findings suggest that locating structures within the setback is fairly common in Canemah. For example, it appears that the Stanford Ely Rental, located at 514 4th Ave, across Miller Street from the subject site, does not comply with the corner side yard setback and is quite close to the property line. Therefore, the City Commission concludes that the spacing for the proposed homes are compatible with the surrounding area.

Wetland Impacts, Setbacks and Preservation Incentives

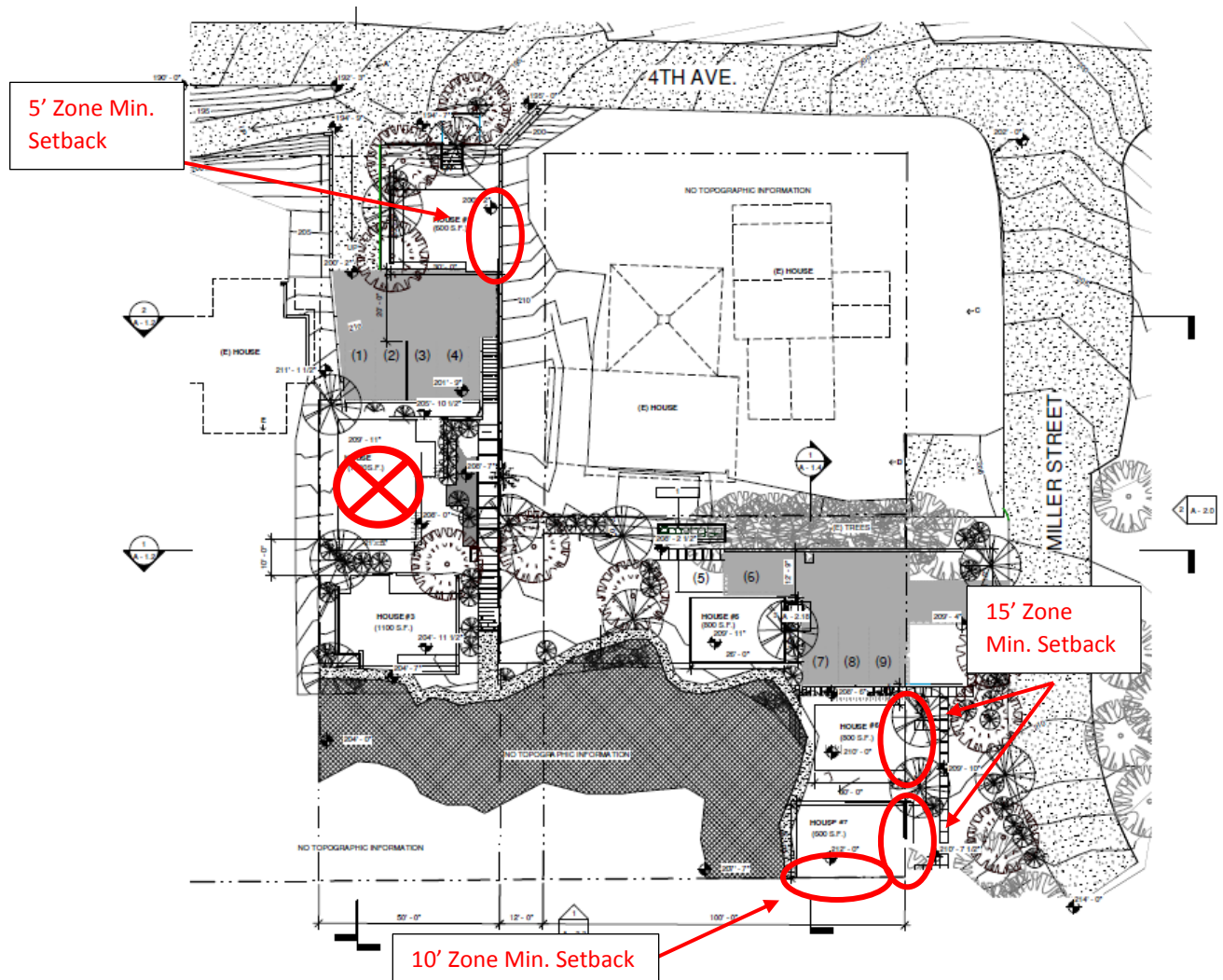
Appellants object that the proposed development fails to preserve vegetative corridors and adversely impacts the delineated wetland. Wetlands protection and geologic hazards are not within the Historic Review Board purview, which is limited strictly to historic resource issues. Therefore, these issues are not germane to this appeal. Additional site plan and geologic hazard review for compliance with the Oregon City Municipal Code is required in advance of development as required in the conditions of approval.

Appellants also object to the use of preservation incentives to allow reduction in the setbacks between proposed homes and along the property boundaries.

The follow excerpt explains the HRB's analysis of the preservation incentive issues as follows:

Development is required to be located outside of the delineated wetlands, as identified by the Department of State Lands. The wetland is located in the rear of the site, and would cover a majority of 3 of the 4 historic lots encompassed by the proposed development. Compliance with applicable overlay districts is required prior to development onsite.

Per OCMC 17.40.065(A-D) – Historic preservation incentives are used to allow for compatible development and increase the potential for historically designated properties to be used, protected, renovated, and preserved. 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).



Three of the six proposed dwellings, numbers 1, 5, and 6, appear to be encroaching within the setbacks of the zoning designation as demonstrated above. None of the listed properties extend into the public right of way. The historic preservation incentives should be used in situations where an existing property is being threatened to or where topographical constraints limit the development, and not necessarily used as a tool to increase the density. It has been common within Canemah to grant preservation incentives to single family homes to allow for a zero lot line setback as to reduce the impact of the proposed single family home on the existing topography of the site.

The site contains delineated wetlands, topographic constraints, and an adjacent historic home which limit the location of structures on the site. The wetlands extend over a majority of 3 of the 4 historically platted lots the site encumbers. The preservation incentives allow the structures to locate near the property lines, but in the case of buildings 5 and 6, also allow the structures to be spaced apart from each other which result in an overall more compatible design with the district. In addition, the site is surrounded by a right-of-way which acts as a buffer between the development and

other structures as well as the public. Structure #1 is separated from the neighboring property by an alleyway while 5 and 6 are located at the corner of two platted streets. The frontage along Miller is constructed with pavement a distance away from the property line and the 5th Avenue frontage is not developed at all.

The requested preservation incentives within the submitted application could be viewed as appropriate for the requested development with installation of additional landscaping. In addition to street trees, the applicant shall assure one tree is planted (or retained) a within 10 feet of the right-of-way or within the right-of-way for every 35 feet of lineal frontage on Miller Street and 4th Avenue and one shrub is planted (or retained) for every 4 feet of frontage in the same location.

Based on the foregoing, the HRB found that the proposed landscaping would serve as an appropriate buffer and mitigate for the reduction in the setbacks.

In summary, the Guidelines for New Construction describe Cannemah with regard to building siting issues with the following relevant components:

- No uniform front setback; South of 3rd Street: houses may face front or side depending on topography.
- Lots are usually 50x100 and contain a single house; variations are found.
- Properties edges often not defined; Where fenced, primarily low slat or picket at front with side or partial returns
- House Placement: to suit the existing topography and most level lot portion especially south of 3rd Street.
- Retaining walls: stone, mortared or stacked basalt, or concrete south of 3rd Street, especially in proximity with street.
- Garages: Not found historically; informal graveled parking next to street or along house.

The proposed cluster development satisfies these siting standards in that the house locations were largely dictated by the property topography, particularly the existence of a fairly large wetland. Rather than seek to fill the wetland to allow for a large home that would dwarf the adjacent homes, in massing as well as height, given the higher elevation of the subject property. By grading the northern portion of the property, smoothing and reducing the highest point, the proposed houses will be the same height or, in the case of House #1, shorter than the adjacent contributing structures. The retaining walls are appropriately sized and will be constructed of historically sensitive materials. Instead of including garages that would be visible from the street, the applicant has proposed off-street surface parking that is tucked behind proposed structures or landscaping so as to limit visibility from the street. The City Commission agrees with the HRB's conclusions in this regard.

Structure Design Issues

Appellants argue that use of three basic house designs with two "clone duplicates" is not permitted within the Historic District. More specifically, the appellants object to the use of large window walls, skylights and second-floor balconies that create more of a "chalet" rather than a more typical vernacular design.

Nothing in the New Construction Guidelines prohibit duplication in design. Rather, one of the characteristics of vernacular design is its simple rectangular form, with a medium pitch, gable roof. It does not exemplify great variety in detail. None of the homes are identical but all of them will include painted wood windows and siding, another characteristic of the vernacular style. These deliberately simple forms and volumes will also tend to make them appear more as background to the existing contributing structures.

Further, these objections fail to acknowledge the HRB-imposed the following conditions of approval that would limit the use of modern design details in the following respects:

- Second story windows shall be rectangular on shape and not exceed the door height plus a one foot transom.
- No roof cutouts shall be permitted on any of the proposed cottages.
- Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, and not visible from the right-of-way.

The conditions ensure that the designs for these homes will be visually quiet, simple, and respectful of the forms and volumes of the nearby historic homes as well as within the District.

Overall Purpose and Policy Objectives for Protecting Canemah

Appellants believe that, taken together, the proposed layout and building designs so deviate from what is appropriate within the Canemah Historic District as to affect property values, compromise “civic pride,” and impact tourism opportunities currently enjoyed by Canemah as part of the City’s – First City Historic Story. Appellants argue that the proposal “does not make preservation more attractive” and does not “enhance what are consider [sic] important attributes that make up the Canemah National Register Historic District.”

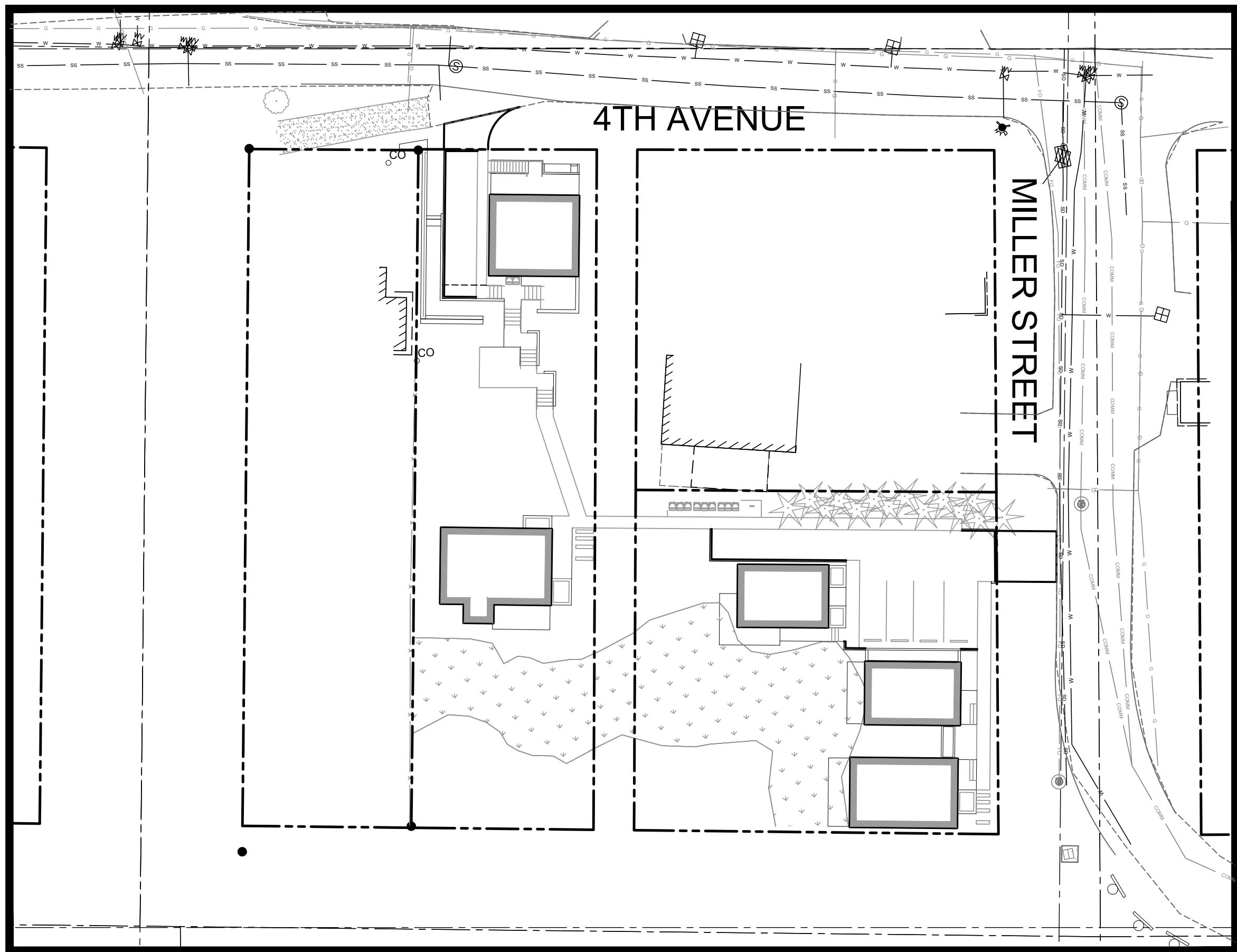
The HRB found that the proposed development includes modest sized homes designed in the vernacular style that remain contextually appropriate with modern updates that are largely not visible from the street. The Appellants provide no evidence to support their claim that this development will impact property values or discourage preservation generally. One of the historic district policies is to “promote the use of historic districts for housing” and other uses. OCMC 17.40.010(H). This suggests a policy toward promoting the use of land within this historic districts. Approving this development will add additional housing stock in an area with currently low housing stock and increasing the housing options for people within Oregon City or looking to move to Oregon City. The proposed designs are visually and functionally compatible with the surroundings, while at the same time, adding homes, people, activity and value to the area. All of the while, the existing fabric of the historic district is protected and kept visually primary within the District.

CONCLUSION AND RECOMMENDATION:

Based on the analysis and findings as described above, the City Commission votes to deny the appeal (AP 17-04) and affirm the HRB’s decision approving file MD 17-01 – MD-06 with conditions and adopted the enclosed finding of fact on December 6, 2017.

CANEMAH COTTAGE HOMES

OREGON CITY, OREGON



SITE MAP

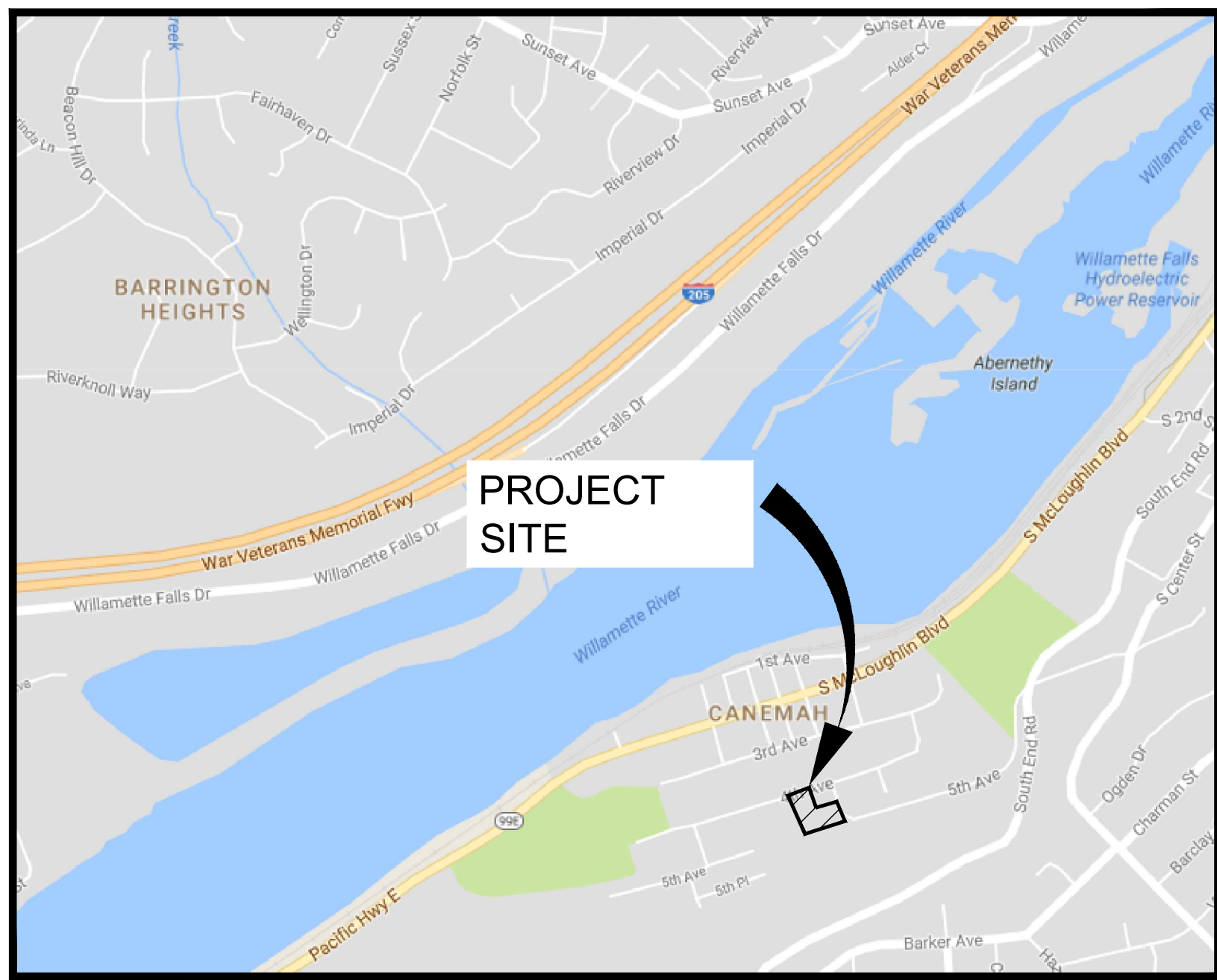
SCALE: 1" = 30'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	RIGHT OF WAY CENTERLINE	---
▬	BUILDING OUTLINE	▬
▬	BUILDING OVERHANG	▬
▬	SIDEWALK/CONCRETE	▬
▬	CURB	▬
▬	EDGE OF ASPHALT	▬
---	GRADE BREAK	---
---	SAWCUT	---
▬	WOOD FENCE	▬
▬ 125	MAJOR CONTOUR	▬ 125
▬ 124	MINOR CONTOUR	▬ 124
▬	STORM DRAIN	▬
▬	SANITARY SEWER	▬
▬	WATER MAIN	▬
▬	CABLE TV	▬
▬	FIBEROPTICS	▬
▬	TELECOMMUNICATIONS	▬
▬	GAS MAIN	▬
▬	SWALE FLOWLINE	▬
▬	FENCELINE	▬
▬	CATCH BASIN	▬
▬	AREA DRAIN	▬
▬	CLEANOUT (COTG)	▬
▬	ACCESS BASIN	▬
▬	WATER METER	▬
▬	FIRE HYDRANT	▬
▬	WATER VALVE	▬
▬	SIGN	▬
▬	TREE	▬

ABBREVIATIONS

AC	ASPHALT CONCRETE	O.D	OUTSIDE DIAMETER
AD	AREA DRAIN	OF	OUTFALL
APPROX	APPROXIMATE	OVH/OH	OVERHEAD
B	BOLLARD	P/L	PROPERTY LINE
BLDG	BUILDING	PED	PEDESTRIAN
BOW	BACK OF WALK	PP	POWER POLE
BS	BOTTOM OF STAIR	P.U.E	PUBLIC UTILITY EASEMENT
BW	BOTTOM OF WALL	PVC	POLYVINYL CHLORIDE
CB	CATCH BASIN	PVMT	PAVEMENT
CL	CENTERLINE	PVT	PRIVATE
CO	CLEANOUT	R	RIM
CONC.	CONCRETE	RD	ROOF DRAIN
COTG	CLEANOUT TO GRADE	R.O.W	RIGHT-OF-WAY
CP	CONTROL POINT	S	SLOPE (FT/FT)
D/W	DRIVEWAY	SD	STORM DRAIN
DIP	DUCTILE IRON PIPE	SDMH	STORM DRAIN MANHOLE
E	EASTING	SHT	SHEET
EXIST./EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	ST	STREET
FH	FIRE HYDRANT	STA	STATION
FND	FOUNDATION	STD	STANDARD
G	GUTTER	S/W	SIDEWALK
GB	GRADE BREAK	TC	TOP OF CURB
GL	GAS LINE	TD	TRENCH DRAIN
GV	GATE VALVE	TG	TOP OF GROUND
H	HEIGHT	TP	TOP OF PAVEMENT
P	HIGH POINT	TS	TOP OF STAIR
ID	INSIDE DIAMETER	TW	TOP OF WALL
IE	INVERT ELEVATION	TYP	TYPICAL
INV	INVERT	U.N.O.	UNLESS NOTED OTHERWISE
IRR	IRRIGATION	W	WATER
MH	MANHOLE	W	WITH
MIN	MINIMUM	WM	WATER METER
N	NORTHING	WV	WATER VALVE



VICINITY MAP

SCALE: NTS

PROJECT CONTACTS

OWNER:
ARIA TOUCH LLC
8903 SW NORDIC DRIVE
PORTLAND, OR 97223
TEL: 503-954-3408
CONTACT: CHRIS STAGGS

CIVIL ENGINEER:
FROELICH ENGINEERS, INC.
17700 SW UPPER BOONES FERRY RD.
SUITE 115
PORTLAND, OREGON 97224
TEL: 503-624-7005
CONTACT: EVAN EYKELBOSCH, PE

LANDSCAPE ARCHITECT:
MEDIUM
4321 SE WINDSOR CT.
PORTLAND, OR
TEL: 503-780-1791
CONTACT: MICHAEL MOYERS

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1.0	COVER
C1.1	NOTES
C1.2	EXISTING CONDITIONS
C2.0	OVERALL UTILITY PLAN
C2.1	UTILITY PLAN - NORTH
C2.2	UTILITY PLAN - SOUTH - SANITARY AND WATER
C2.3	UTILITY PLAN - SOUTH - STORMWATER
C2.4	PLANTER ENLARGEMENT
C3.0	OVERALL GRADING PLAN
C3.1	GRADING PLAN - NORTH
C3.2	GRADING PLAN - SOUTH
C4.0	DETAILS
C4.1	DETAILS
C4.2	DETAILS
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
S1.0	RETAINING WALLS
S2.0	DETAILS
L0.1	LANDSCAPE PLAN
L3.0	PLANTING PLAN
L3.1	PLANTING PLAN
L3.2	PLANTING PLAN
L4.0	IRRIGATION PLAN
L4.1	IRRIGATION PLAN

SITE INFORMATION

LOCATED AT 514 4TH AVE, SOUTH OF 4TH AVENUE AND WEST OF MILLER STREET.

LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

DATUM

ELEVATION DATUM: NAVD88. BASED ON STATIC GPS OBSERVATION, PROCESSED THROUGH TRIMBLE BUSINESS CENTER

HORIZONTAL DATUM (BASIS OF BEARING): OREGON NORTH STATE PLANE COORDINATE SYSTEM. BASED ON GPS STATIC OBSERVATIONS PROCESSED THROUGH TRIMBLE BUSINESS CENTER. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, INTERNATIONAL FEET, SCALED ABOUT CONTROL POINT NO. 3.

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
1-800-332-2344

City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

☒ Approved as Submitted
☐ Approved as Noted in Red

By: *Sam Khan*

Date: 10/19/2018

▬	AC PAVEMENT
▬	NON-PERMEABLE PAVERS
▬	LANDSCAPE AREA

Item #2.

AriaTouch
DESIGN | PLANNING | ARCHITECTURE
8903 SW NORDIC DRIVE, PORTLAND, OR 97223

CONTACTS:
CHRISTOPHER STAGGS AIA, NCARB, LEED AP
REGISTERED OREGON ARCHITECT
LICENSED OREGON GENERAL CONTRACTOR
M (903)296-9028

FROELICH ENGINEERS
Portland: (503) 624-7005
Froelich-Engineers.com

Owner
ARIA TOUCH
making places that touch the human spirit



Project
CANEMAH COTTAGE HOMES
Oregon City, Oregon

MARK DATE

PERMIT SET

Sheet Title
COVER

Drawing No.
C1.0

Scale
As indicated

Date
10/18/18

Project No.
2016-01

GENERAL NOTES

1.

SURVEY PROVIDED BY S&F LAND SERVICES, DATED 12/15/2017. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDB88) BASED ON STATIC GPS OBSERVATIONS, PROCESSED THROUGH TRIMBLE BUSINESS CENTER.
2.

CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
3.

PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
4.

PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
5.

WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
6.

CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
7.

CONTRACTOR TO REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRA DOLCE CONSULTANTS, INC DATED DECEMBER 28, 2017 FOR THE SITE SOILS RECOMMENDATIONS.
8.

ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE 2015 OREGON PLUMBING SPECIALTY CODE AND REQUIREMENTS OF THE CITY OF OREGON CITY.
9.

THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
10.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
11.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF FROELICH ENGINEERS, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
12.

THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
13.

TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO CITY OF OREGON CITY FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
14.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
15.

TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO CITY OF OREGON CITY FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION, IF REQUIRED.
16.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
17.

NOTIFY CITY OF OREGON CITY INSPECTOR 72 HOURS BEFORE STARTING WORK. A PRECONSTRUCTION MEETING WITH THE OWNER, THE OWNER'S ENGINEER, CONTRACTOR AND THE CITY REPRESENTATIVE SHALL BE REQUIRED.

CONSTRUCTION NOTES

GENERAL

1.

ACTUAL LINES AND GRADES SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON DIMENSIONS, ELEVATIONS AND BEARINGS AS SHOWN ON THE PLANS.
2.

SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROTOR (ASTM 1557), FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
3.

SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING.

DEMOLITION

1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
2.

EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
3.

ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
4.

ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
5.

SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

GRADING

1.

ALL SURFACES SHALL HAVE MINIMUM 2.0% SLOPE UNLESS OTHERWISE NOTED ON PLANS. ALL SURFACES SHALL MEET EXISTING GRADES SMOOTHLY AND EVENLY AND MAINTAIN CONSTANT SLOPES UNLESS OTHERWISE NOTES ON PLANS.
2.

CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
3.

CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO EXISTING TREES IN ORDER TO MINIMIZE DISTURBANCE TO TREE ROOTS. CONTRACT SHALL INSTALL TREE PROTECTION FENCING AS INDICATED ON PLANS OR DRIP-LINE OF EXISTING TREES. NO PARKING VEHICLES UNDER TREES.

UTILITIES

1.

ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
2.

CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
3.

CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
4.

BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

1.

CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
2.

BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.
3.

ACTUAL LINES AND GRADES SHALL BE STAKED BY A QUALIFIED SURVEYOR, BASED ON COORDINATES, DIMENSIONS AND BEARINGS INDICATED ON THE PLANS. CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN THE STATE OF OREGON.
4.

ALL ROOF DRAIN AND CATCH BASIN LEADERS SHALL HAVE A MINIMUM SLOPE OF 2 PERCENT UNLESS NOTED OTHERWISE IN THE PLANS.

WATER

1.

ALL WATER PIPE SHALL HAVE A MINIMUM 36-INCH COVER TO THE FINISH GRADE.
2.

ALL WATER FITTINGS SHALL BE PROPERLY RESTRAINED.
3.

ALL WATER MAIN / SANITARY SEWER CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT REGULATIONS, CHAPTER 333.
4.

ALL WATER LINES SHALL BE THOROUGHLY FLUSHED, CHLORINATED AND TESTED IN ACCORDANCE WITH OREGON STATE HEALTH DEPARTMENT PRIOR TO ANY METER HOOK UP SERVICE.

EARTHWORKS

1.

CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
2.

TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL, THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.
3.

CONTRACTOR SHALL COORDINATE WITH GEOTECHNICAL REPORT FOR ALL EARTHWORK REQUIREMENTS. INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, LIFT DEPTH.

PAVING

1.

SEE LANDSCAPE ARCHITECTURE PLANS FOR SIDEWALK FINISHING AND SCORING PATTERNS.

MATERIAL NOTES

1.

GENERAL: MATERIALS SHALL BE NEW, THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ARCHITECT PRIOR TO INSTALLATION.
2.

STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE OR HIGH DENSITY POLYETHYLENE (HDPE) PIPE CONFORMING TO THE PROJECT SPECIFICATIONS; AS INDICATED IN THE PLANS.
- 2.1.

PVC SEWER PIPE NPS 4 TO NPS 15:
- 2.1.1.

PIPE: ASTM D 3034, SDR 35, PVC TYPE PSM SEWER PIPE WITH BELL-AND-SPIGOT ENDS FOR GASKETED JOINTS.
- 2.1.2.

FITTINGS: ASTM D 3034, PVC WITH BELL ENDS.
- 2.1.3.

GASKETS: ASTM F 477, ELASTOMERIC SEALS.
- 2.2.

PE PIPE AND FITTINGS
- 2.2.1.

CORRUGATED PE DRAINAGE PIPE AND FITTINGS NPS 3 TO NPS 10: AASHTO M 252M, TYPE S, WITH SMOOTH WATERWAY FOR COUPLING JOINTS.
- 2.2.1.1.

SOILTIGHT COUPLINGS: AASHTO M 252M, CORRUGATED, MATCHING TUBE AND FITTINGS.
3.

PRIVATE WATER LINES 3-INCH DIAMETER AND SMALLER SHALL BE COPPER OR DUCTILE IRON PIPE CONFORMING TO THE PROJECT SPECIFICATIONS; AS INDICATED BELOW.
- 3.1.

SOFT COPPER TUBE: ASTM B 88, TYPE K WATER TUBE, ANNEALED TEMPER.
- 3.1.1.

COPPER, SOLDER-JOINT FITTINGS: ASME B16.18, CAST-COPPER-ALLOY OR ASME B16.22, WROUGHT-COPPER, SOLDER-JOINT PRESSURE TYPE. FURNISH ONLY WROUGHT-COPPER FITTINGS IF INDICATED.
- 3.1.2.

HARD COPPER TUBE: ASTM B 88, TYPE K, WATER TUBE, DRAWN TEMPER.
- 3.1.2.1.

COPPER, SOLDER-JOINT FITTINGS: ASME B16.18, CAST-COPPER-ALLOY OR ASME B16.22, WROUGHT-COPPER, SOLDER-JOINT PRESSURE TYPE. FURNISH ONLY WROUGHT-COPPER FITTINGS IF INDICATED.
- 3.2.

MECHANICAL-JOINT, DUCTILE-IRON PIPE: AWWA C151, WITH MECHANICAL-JOINT BELL AND PLAIN SPIGOT END UNLESS GROOVED OR FLANGED ENDS ARE INDICATED.
- 3.2.1.

MECHANICAL-JOINT, DUCTILE-IRON FITTINGS: AWWA C110, DUCTILE- OR GRAY-IRON STANDARD PATTERN OR AWWA C153, DUCTILE-IRON COMPACT PATTERN.
- 3.2.2.

GLANDS, GASKETS, AND BOLTS: AWWA C111, DUCTILE- OR GRAY-IRON GLANDS, RUBBER GASKETS, AND STEEL BOLTS.
4.

CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL BE AIR-ENTRAINED MINIMUM 4.5% AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. CONSTRUCT PER CITY OF OREGON CITY SPECIFICATIONS.
- 4.1.

CONCRETE AGGREGATE SHALL CONFORM TO ASTM C33 REQUIREMENTS.
5.

SUBMITTAL: CONTRACTOR SHALL PROVIDE PRODUCT DATE FOR EACH PRODUCT:
- 5.1.

AGGREGATE
- 5.2.

PAVEMENT MATERIAL AND MIX (ASPHALT, CONCRETE, PAVERS)
- 5.3.

STORMWATER AND SANITARY SEWER STRUCTURES (CATCH BASINS, CLEANOUTS, OVERFLOW INLETS, STORMTECH CHAMBERS...)
- 5.4.

PIPES AND FITTINGS
- 5.5.

WHEEL STOPS
- 5.6.

STRIPING

SEPARATION STATEMENT

ALL WATER MAIN CROSSINGS SHALL CONFORM TO THE OREGON STATE HEALTH DEPARTMENT, CHAPTER 333. WATER MAINS SHALL CROSS OVER SANITARY SEWERS WITH A 18" MINIMUM CLEARANCE BETWEEN OUTSIDE DIAMETERS OF PIPE WITH ALL PIPE JOINTS EQUIDISTANT FROM CROSSING. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWERS IN PARALLEL INSTALLATIONS SHALL BE 10' MAINTAIN 12" MINIMUM VERTICAL DISTANCE FOR ALL OTHER UTILITY CROSSINGS AND 12" HORIZONTAL PARALLEL DISTANCE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM 10' HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID ON A SEPARATE SHELF IN THE TRENCH 18" INCHES ABOVE THE SEWER.

OREGON CITY: ENGINEERED GRADING NOTES

1.

PROJECT GRADING LIMITS SHALL BE WITHIN THE PROJECT'S PROPERTY BOUNDARY AND/OR STREET RIGHT-OF-WAY, UNLESS OTHERWISE SHOWN ON PLANS. NO GRADING SHALL BE CONDUCTED IN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS UNLESS SPECIFICALLY SHOWN ON THE APPROVED PLANS.
2.

THE IDENTIFICATION OR REMOVAL OF UNSUITABLE MATERIAL SHALL BE DONE WITH CONSULTATION WITH THE PROJECT ENGINEER OR PROJECT'S GEOTECHNICAL ENGINEER.
3.

REMOVE AND DISPOSE OF ALL ORGANIC AND/OR UNSUITABLE MATERIALS, INCLUDING TREES, STUMPS, ROOTS, BRUSH, AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE REGULATIONS. ON-SITE DISPOSAL SHALL BE AS DETERMINED BY THE PROJECT ENGINEER OR PROJECT'S GEOTECHNICAL ENGINEER.
4.

STOCKPILE EXCESS SOIL MATERIAL, ON-SITE AS DIRECTED BY THE PROJECT ENGINEER, PROJECT'S GEOTECHNICAL ENGINEER, OR APPROVED PLANS (UNLESS APPROVED PLANS IDENTIFY EXCESS EXCAVATION IS TO BE REMOVED FROM THE SITE).
5.

THE CONTRACTOR SHALL PROTECT ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED ON APPROVED PLANS.
6.

GRADE THE SITE TO THE ELEVATIONS SHOWN ON THE DRAWING WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISH GRADES AS SPECIFIED. SHAPE FUTURE PAVED AREAS PER THE PLANS TO A SUBGRADE ELEVATION THAT WILL ACCOMMODATE FUTURE BASE ROCK AND PAVING.
7.

STRAIGHT GRADES SHALL BE RUN BETWEEN FINISH GRADE AND/OR FINISH CONTOUR LINES SHOWN, UNLESS OTHERWISE NOTED. FINISH GRADES ARE TO DRAIN AS INDICATED ON THE PLANS. ROUGH GRADING SHALL BE FINISHED BY BLADING AND RAKING TO REASONABLE SMOOTH CONTOURS WITH GENTLE TRANSITIONS.
8.

ALL CUT OR FILL SLOPES SHALL BE CONSTRUCTED AT NO STEEPER THAN FOUR (4) HORIZONTAL TO ONE (1) VERTICAL UNLESS OTHERWISE SHOWN ON APPROVED PLANS.
9.

AREAS TO RECEIVE FILL MATERIALS SHALL BE PREPARED BY REMOVING ALL ORGANIC AND UNSUITABLE MATERIALS AND "PROOF ROLLED". BENCHING MAY BE REQUIRED. MATERIAL IN SOFT SPOTS WITHIN A PROPOSED BUILDING ENVELOPE, PAVED AREA, OR SIDEWALK AREA SHALL BE REMOVED TO THE DEPTH REQUIRED (AS DIRECTED BY THE PROJECT ENGINEER OR THE PROJECT'S GEOTECHNICAL ENGINEER) AND SHALL BE REPLACED WITH SUITABLE BACKFILL.
10.

THE CONSTRUCTION OF STRUCTURAL FILLS AND/OR EXCAVATIONS CONNECTED WITH ANY PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE WRITTEN RECOMMENDATIONS MADE BY THE PROJECT'S GEOTECHNICAL ENGINEER IN AN APPROVED REPORT.
11.

COMPACTION TESTS AND REPORTS FOR EACH LOT SHALL BE CONDUCTED BY AN APPROVED TESTING LABORATORY. TEST FREQUENCY SHALL BE PER THE PROJECT ENGINEER, OR PROJECT'S GEOTECHNICAL ENGINEER. TESTING TO COMMENCE WITH FILL ACTIVITIES AND AS A MINIMUM, ONE TEST WILL BE TAKEN FOR EVERY 500 CUBIC YARDS PLACED.
12.

IF DUSTY CONDITIONS EXIST, THE PERMITTEE SHALL APPLY A FINE SPRAY OF WATER ON THE SURFACE TO CONTROL THE DUST.
13.

ENGINEERED FILL IN THE BUILDING ENVELOPE SHALL BE CERTIFIED BY THE PROJECT ENGINEER. THIS CERTIFICATION SHALL BE SENT TO THE CITY BUILDING OFFICIAL UPON SUBMISSION OF THE BUILDING PERMIT IF IT HAS NOT ALREADY BEEN RECEIVED BY THE CITY BUILDING OFFICIAL.

City of Oregon City

Public Works Department

APPROVED FOR CONSTRUCTION

☒ Approved as Submitted

☐ Approved as Noted in Red

By: *Sungkan*

Date: 10/19/2018

Item #2.

AriaTouch

DESIGN | PLANNING | ARCHITECTURE

8903 SW NORDIC DRIVE, PORTLAND, OR 97223

CONTACTS
CHRISTOPHER STAGGS AIA, NCARB, LEED AP
REGISTERED OREGON ARCHITECT
LICENSED OREGON GENERAL CONTRACTOR
M (503) 236-9929

FROELICH

ENGINEERS

Portland: (503) 624-7005
Froelich-Engineers.com

Owner

ARIA TOUCH

making places that touch the human spirit

Project

CANEMAH COTTAGE

HOMES

Oregon City, Oregon

MARK

DATE

PERMIT SET

Sheet Title

NOTES

Drawing No.

C1.1

Scale

As indicated

Date

10/18/18

Project No.

2016-01

100125.01

Page 179



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ENGINEERS
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Froelich-Engineers.com

Owner

ARIA TOUCH

making places that touch the human spirit

ject
**CANEMAH COTTAGE
HOMES**
Oregon City, Oregon

MARK	DATE
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Sheet Title

**EXISTING
CONDITIONS**

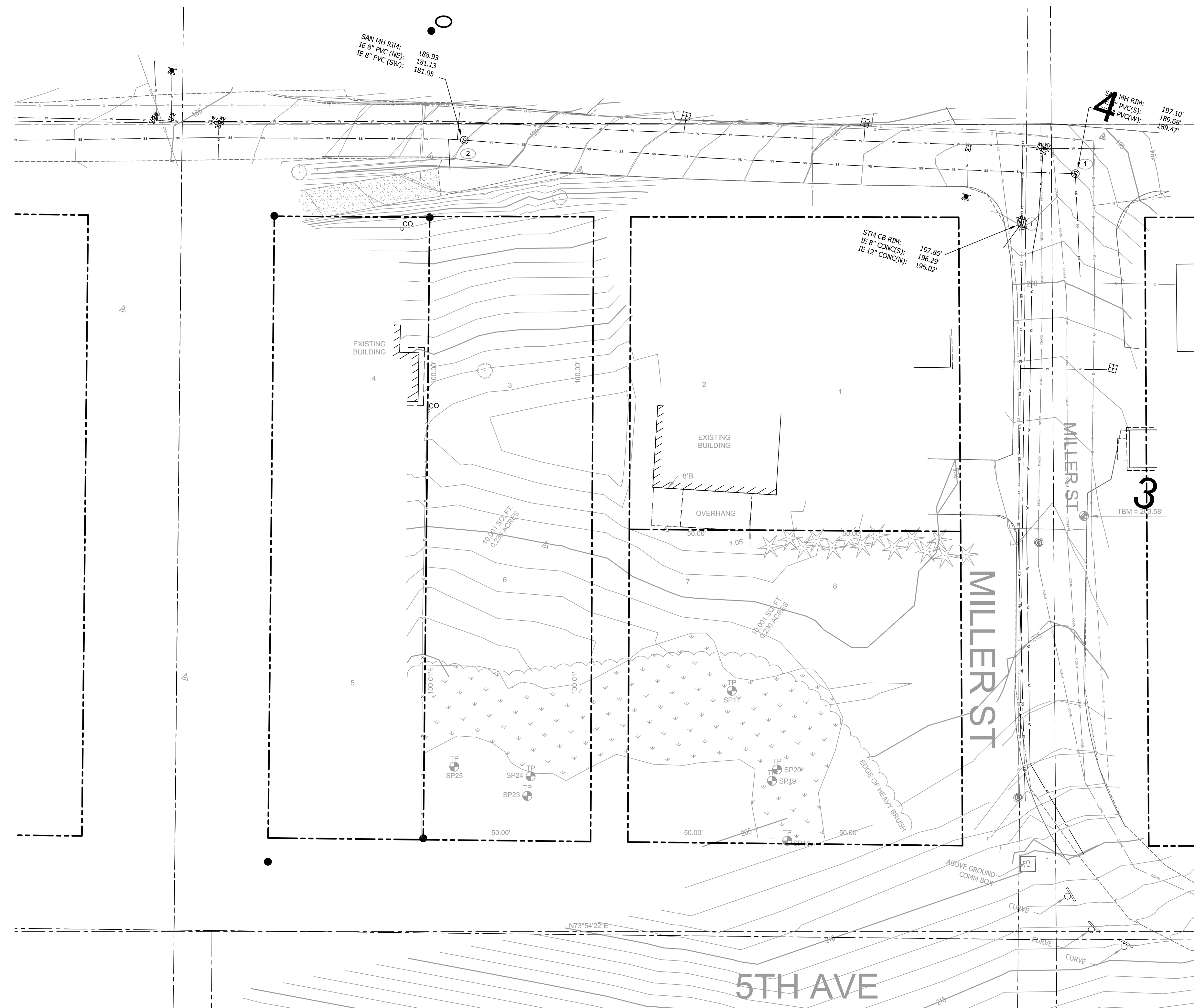
Drawing No.

C1.2

Scale **As indicated**

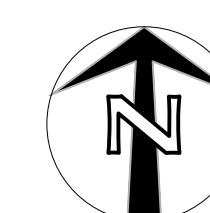
Date 10/18/18

Project No.	2016-01
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LEGEND:

	BUILDING		POWER METER
	FLOW LINE CURB		POWER POLE
	EXTRUDED CURB		POWER TRANSFORMER
	STANDARD CURB		POWER POLE W/ LIGHT
	EDGE OF PAVEMENT		POWER RISER
	EDGE OF CONCRETE		POWER VAULT
	COMMUNICATIONS - CABLE TV		POWER JUNCTION BOX
	WATER		GROUND LIGHT
	STORM SEWER		LIGHT-LAMP POST
	GAS		GUY ANCHOR
	ELECTRIC		SANITARY SEWER CLEANOUT
	OVERHEAD POWER		SANITARY SEWER MANHOLE
	SANITARY SEWER		STORM AREA DRAIN
	CENTERLINE		STORM CATCH BASIN
	RIGHT OF WAY		STORM MANHOLE
	BOUNDARY LINE		STORM ROOF DRAIN
	FENCE - WOOD		TELEPHONE RISER
	FENCE - CHAINLINK		COMMUNICATION MANHOLE
	BUILDING HATCH		FIRE HYDRANT
	SIGN		WATER METER
	TREE - DECIDUOUS		WATER VALVE
	TREE - CONIFER		IRRIGATION CONTROL VALVE
			GAS VALVE
			GAS METER
			UNKNOWN VAULT
			UNKNOWN RISER



SCALE 1 INCH = 20 FEET



20 0 20 40

**City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION**

☒ Approved as Submitted
☐ Approved as Noted in Rec

By: Sangkan

Date: 10/19/2018

AriaTouch

DESIGN | PLANNING | ARCHITECTURE

8903 SW NORDIC DRIVE, PORTLAND, OR 97223

CONTACT:

CHRISTOPHER STAGGS AIA, NCARB, LEED AP

REGISTERED OREGON ARCHITECT

LICENSED OREGON GENERAL CONTRACTOR

M (951)235-9628

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Owner

ARIA TOUCH

making places that touch the human spirit

REGISTERED PROFESSIONAL
ENGINEER
83603PE
OREGON
JUNE 02, 2019
EVAN M. EYKELBOSCH

RENEWALS: 12/31/2019

Project

CANEMAH COTTAGE
HOMES
Oregon City, Oregon

MARK

DATE

PERMIT SET

Sheet Title

OVERALL UTILITY
PLAN

Drawing No.

C2.0

Scale

As indicated

Date

10/18/18

Project No.

2016-01

Water Meter Size

Building #	Water Fixture Units	Water Meter Size (inches)
Building # 1	18.5	---
Building # 2	18.5	---
Building # 3	18.5	---
Building # 4	18.5	---
Building # 5	18.5	---
TOTAL	92.5	1 1/2"

Water Line Size

Pipe #	Building #	Water Fixture Units	Water Length (Feet)	Water Pipe Size (inches)
1	1,2,3,4,5	92.5	30	1 1/2
2	4,5	37.0	40	1
3	5	18.5	17	3/4
4	4	18.5	5	3/4
5	1,2,3	55.5	64	1 1/2
6	3	18.5	12	3/4
7	1,2	37.0	73	1
8	2	18.5	19	3/4
9	1	18.5	72	3/4

Sanitary Line Size

Pipe #	Building #	Sanitary Fixture Units	Sanitary Line Size (inches)
1	1	17	4
2	2,3	34	4
3	4,5	34	4
4	2,3,4,5	68	4

Assumptions

Sanitary

Horizontal pipes < 216 fixture units = 4" @ 2% min

Horizontal pipes < 172 fixture units = 4" @ 1% min

Horizontal pipes < 720 fixture units = 6" @ 2% min

Horizontal pipes< 576 fixture units = 6" @ 1% min

Water Meter Size

3/4"

1"

1 1/2"

*Based on Static Pressure over 60psi and max length of 200LF

0-39 Fixture Units*

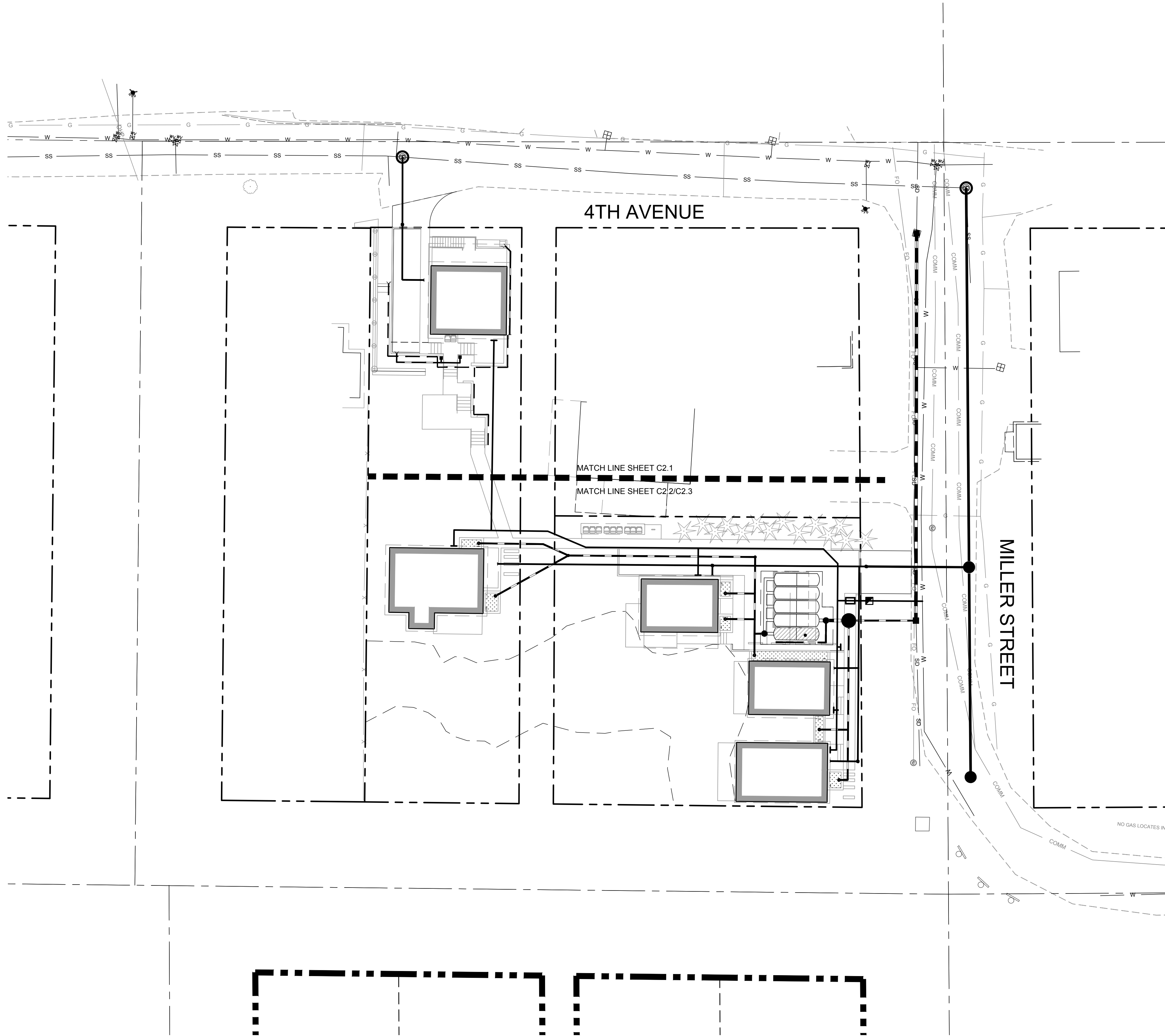
11-85 Fixture Units*

21-286 Fixture Units*

1

WATER AND SANITARY SIZING CHART

SCALE: NTS



City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

☒ Approved as Submitted

☐ Approved as Noted in Red

By: *Sanghan*

Date: 10/19/2018

WATER KEY NOTES

SANITARY KEY NOTES

STORM KEY NOTES

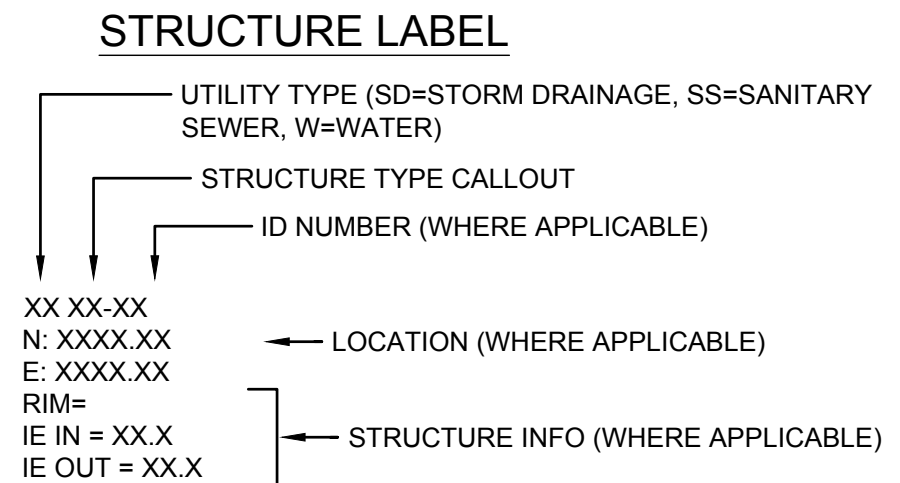
SHEET NOTES

- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 6/C4.1
- STRUCTURES LOCATIONS RAE BASED ON CENTER OF STRUCTURE.
- STORM DRAIN PIPE SHALL BE SLOPED AT 2% MINIMUM UNLESS NOTED OTHERWISE.
- ALL DRAINAGE AND SANITARY CONNECTIONS SHALL BE MADE WITH A WYE CONNECTION OR OTHER APPROVED FITTING. SEE DETAIL 2/C4.1.
- CONTRACTOR SHALL PROVIDE REDUCERS AND FITTINGS AS NECESSARY AT UTILITY STRUCTURES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY POTENTIAL CONFLICTS.

KEY NOTES

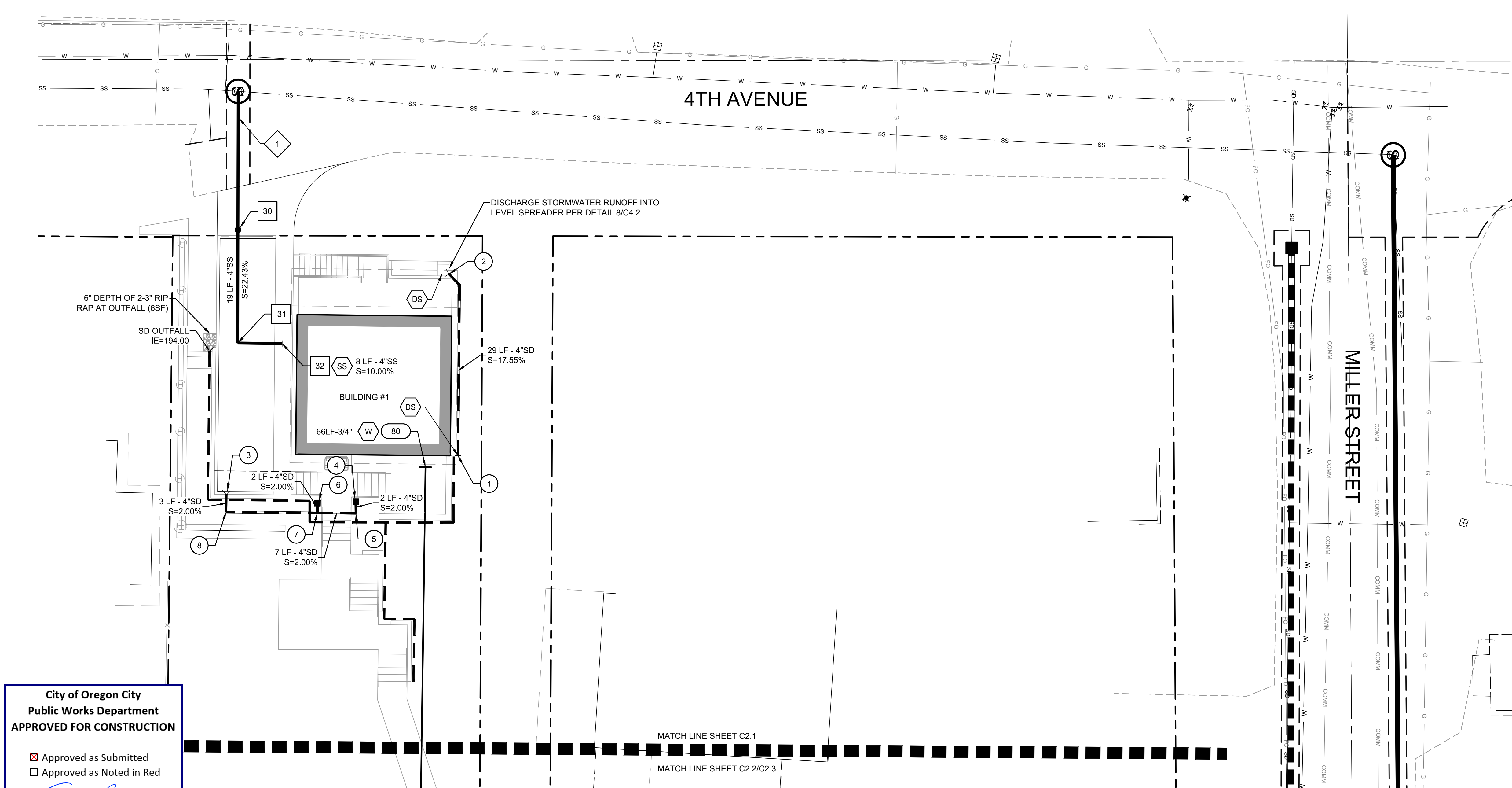
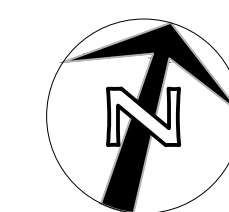
- PUBLIC 4" SANITARY SEWER LATERAL FROM CLEANOUT TO EXISTING MANHOLE. CONSTRUCT PER PUBLIC IMPROVEMENT PLANS.

UTILITY LABEL LEGEND



SHEET LEGEND

- SS CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- RD CONNECT TO ROOF DRAIN. DISCHARGE INTO FLOW THROUGH PLANTERS. SEE ARCHITECTURAL PLANS
- W CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- !! UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.
- FTP FLOW THROUGH PLANTER. SEE ENLARGEMENTS ON SHEET C2.4 AND DETAIL 4/C4.1
- DS ROOF DOWNSPOUTS. SEE ARCHITECTURAL PLANS



City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

☒ Approved as Submitted
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By: Sanghan
Date: 10/19/2018

Item #2.

AriaTouch
DESIGN | PLANNING | ARCHITECTURE
8903 SW NORDIC DRIVE, PORTLAND, OR 97223
CONTACT: CHRISTOPHER STAGGS AIA, NCARB, LEED AP
REGISTERED OREGON ARCHITECT
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FROELICH ENGINEERS
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Owner
ARIA TOUCH
making places that touch the human spirit

RENEW: 12/31/2019

Project
CANEMAH COTTAGE HOMES
Oregon City, Oregon

MARK	DATE
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Sheet Title
UTILITY PLAN - NORTH

Drawing No.
C2.1

Scale
As indicated

Date
10/18/18

Project No.
2016-01

WATER KEY NOTES

- 1-1/2" WM
N=619151.15
E=7656792.13
- 1"X1"X1" TEE-1
N=619132.56
E=7656785.81
- IRR STUB
N=619132.89
E=7656787.00
(BACKFLOW PREVENTER
ON LANDSCAPE PLANS)
- 1.5"X1.5"X1" TEE-2
N=619148.15
E=7656781.44
- 1"X3/4"X3/4" TEE-3
N=619111.33
E=7656791.78
- STUB-4
N=619111.04
E=7656790.76
- 3/4" 90° BEND-1
N=619097.91
E=7656795.55
- STUB-5
N=619097.33
E=7656793.46
- 1.5" 45° BEND-2
N=619160.60
E=7656777.94
- 1.5" 45° BEND-3
N=619164.12
E=7656771.72
- 1.5"X1"3/4" TEE-4
N=619152.30
E=7656729.63
- STUB-3
N=619143.20
E=7656732.16
- 1"-22.5" BEND-4
N=619141.67
E=7656691.78
- 1"-22.5" BEND-5
N=619143.38
E=7656677.48
- 1"X3/4"X3/4" TEE-5
N=619138.17
E=7656658.44
- 3/4" 90° BEND-5
N=619134.73
E=7656645.90
- STUB-2
N=619129.36
E=7656647.37
- 1-1/2" DCVA
N=619149.35
E=7656785.73

SANITARY KEY NOTES

- COTG-3 (2-WAY)
N=619,162.40
E=7,656,787.79
IE=198.99
- NODE-3
N=619,161.73
E=7,656,785.41
IE=199.22
- COTG-2
N=619,147.83
E=7,656,736.06
IE=200.25
- STUB-2
N=619,127.57
E=7,656,663.76
IE=201.75
- NODE-4
N=619,127.57
E=7,656,795.01
IE=202.65
- STUB-4
N=619,125.14
E=7,656,786.80
IE=203.50
- COTG-1
N=619,096.15
E=7,656,803.83
IE=203.31
- STUB-5
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E=7,656,794.50
IE=203.50

SHEET NOTES

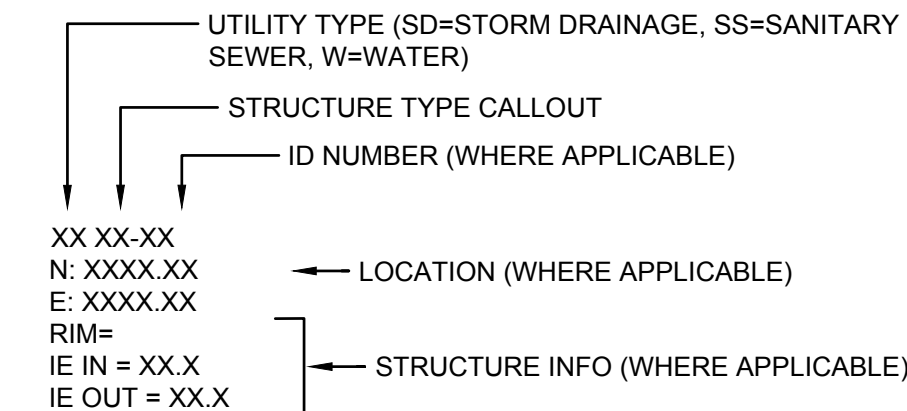
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KEY NOTES

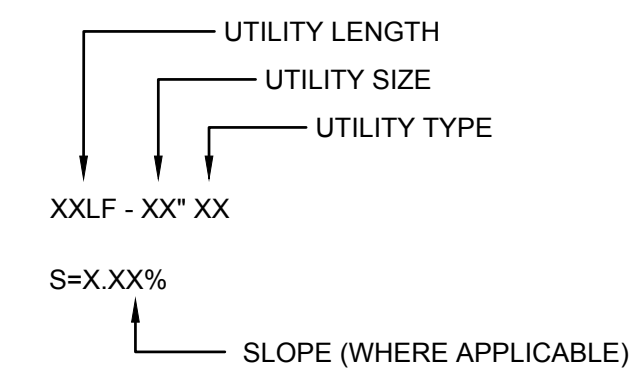
- PUBLIC WATER METER AND SERVICE LATERAL. CONSTRUCT PER THE PUBLIC IMPROVEMENT PLANS.
- PUBLIC 6" SANITARY SEWER LATERAL FROM CLEANOUT TO MANHOLE. CONSTRUCT PER PUBLIC IMPROVEMENT PLANS.
- SANITARY SEWER MAIN. CONSTRUCT PER PUBLIC IMPROVEMENT PLANS.

UTILITY LABEL LEGEND

STRUCTURE LABEL



PIPE LABEL

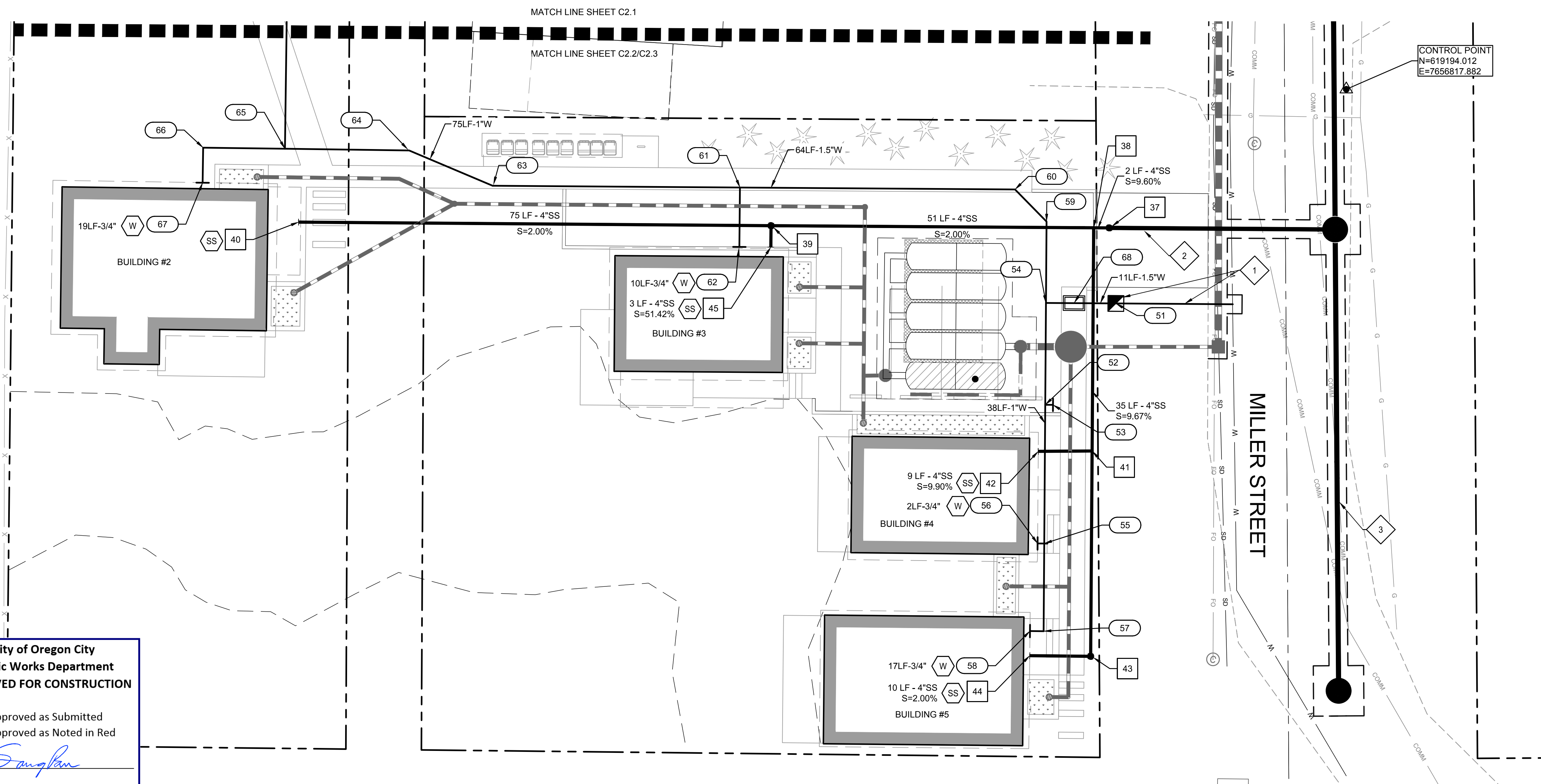
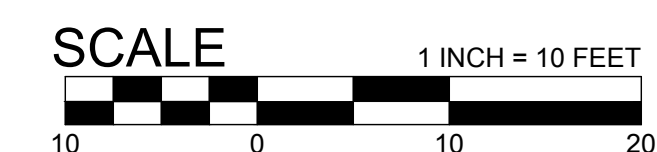
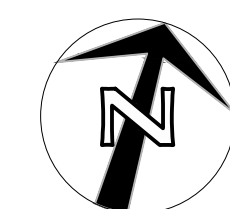


STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
AB	ACCESS BASIN	9 C4.1
AD	AREA DRAIN	7 C4.1
BEND	BEND, USE FITTING IF APPLICABLE	1 C4.1
COTG	CLEANOUT TO GRADE	1 C4.1
CONN	CONNECTION	
DCVA	DOUBLE CHECK VALVE ASSEMBLY	9 C4.2
DS	DOWNSPOUT	10 C4.1
FCMH	FLOW CONTROL MANHOLE	
FND	FOUNDATION DRAIN	
IRR STUB	IRRIGATION STUB	
NODE	JUNCTION	8 C4.1
OF	OUTFALL	3 C4.1
OVFL	OVERFLOW	
PERF	PERFORATED UNDERDRAIN	
RD	ROOF DRAIN	
SDMH	48" DIA. STORM DRAIN MH	
SSMH	48" DIA. SANITARY SEWER MH	
STUB	STUB FOR CONNECTION	
TEE	TEE CONNECTION	11 C4.1
WM	WATER METER	
WS	WEIR STRUCTURE	

SHEET LEGEND

- SS CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- RD CONNECT TO ROOF DRAIN. DISCHARGE INTO FLOW THROUGH PLANTERS. SEE ARCHITECTURAL PLANS
- W CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- !! UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.
- FTP FLOW THROUGH PLANTER. SEE ENLARGEMENTS ON SHEET C2.4 AND DETAIL 4/C4.1
- DS ROOF DOWNSPOUTS. SEE ARCHITECTURAL PLANS



City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

☒ Approved as Submitted
☐ Approved as Noted in Red

By: Sam Khan

Date: 10/19/2018

AriaTouch
DESIGN | PLANNING | ARCHITECTURE
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83603PE
JUNE 02, 2010
EVAN M. EYKELBOSCH
RENEWES: 12/31/2019

Project
CANEMAH COTTAGE HOMES
Oregon City, Oregon

MARK DATE

PERMIT SET

Sheet Title
UTILITY PLAN - SOUTH - SANITARY AND WATER

Drawing No.
C2.2

Scale
As indicated

Date
10/18/18

Project No.
2016-01

STORM KEY NOTES

11	FCMH-1 - 54" N=619,142.55 E=7,656,787.17 RIM=205.09 IE 6" IN=201.15 (S) IE 12" IN=199.90 (W) IE 6" OUT=199.90 (E) ORIFICE = SEE DETAIL OVERFLOW = 203.23 LOCATE RIM IN SIDEWALK	17	WS-1 N=619,130.00 E=7,656,760.12 RIM=204.98 IE 6" IN=200.64 (W) IE 12" OUT=200.40 (E) IE 12" OUT=200.40 (N) TOP OF WEIR=201.40	24	COTG-1 N=619,154.82 E=7,656,749.57 IE=201.23
12	AB-2 N=619,140.38 E=7,656,779.50 RIM=205.09 IE 12" IN=200.40 (W) IE 6" IN=199.90 (S) (PERF) IE 12" OUT=199.90 (E)	18	NODE-6 N=619,129.00 E=7,656,756.79 IE=200.70	25	COTG-2 N=619,137.24 E=7,656,686.75 IE=202.10
13	NODE-4 N=619,105.83 E=7,656,797.48 IE=201.91	19	OVFL-3 N=619,121.75 E=7,656,758.86 RIM=204.54 IE 6" OUT=200.78 (N)	26	OVFL-7 N=619,116.58 E=7,656,686.17 RIM=206.17 IE 6" OUT=202.42 (NE)
14	OVFL-1 N=619,103.11 E=7,656,787.83 RIM=205.92 IE 6" OUT=202.17 (E)	20	NODE-7 N=619,133.89 E=7,656,755.45 IE=201.01	27	NODE-9 N=619,138.62 E=7,656,677.20 IE=202.19
15	NODE-5 N=619,088.92 E=7,656,802.23 IE=202.85	21	OVFL-4 N=619,131.10 E=7,656,745.53 RIM=205.17 IE 6" OUT=201.41 (E)	28	OVFL-8 N=619,132.64 E=7,656,655.45 RIM=206.17 IE 6" OUT=202.42 (E)
16	OVFL-2 N=619,088.10 E=7,656,799.30 RIM=206.67 IE 6" OUT=202.92 (E)	22	NODE-8 N=619,142.51 E=7,656,753.02 IE=201.10		
		23	OVFL-5 N=619,139.73 E=7,656,743.11 RIM=205.42 IE 6" OUT=201.67 (E)		

SHEET NOTES

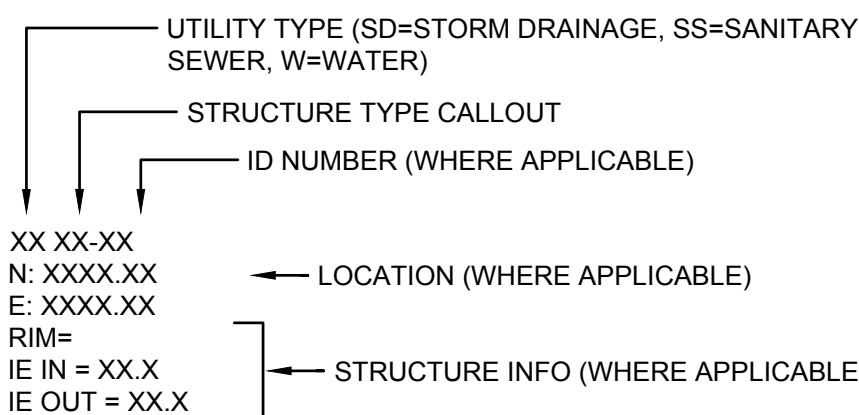
- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 6/C4.1
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
- STORM DRAIN PIPE SHALL BE SLOPED AT 2% MINIMUM UNLESS NOTED OTHERWISE.
- ALL DRAINAGE AND SANITARY CONNECTIONS SHALL BE MADE WITH A WYE CONNECTION OR OTHER APPROVED FITTING. SEE DETAIL 2/C4.1.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY POTENTIAL CONFLICTS.
- CONTRACTOR TO PROVIDE FOUNDATION DRAIN AROUND EACH RESIDENCE. SEE DETAIL 7/C4.2.

KEY NOTES

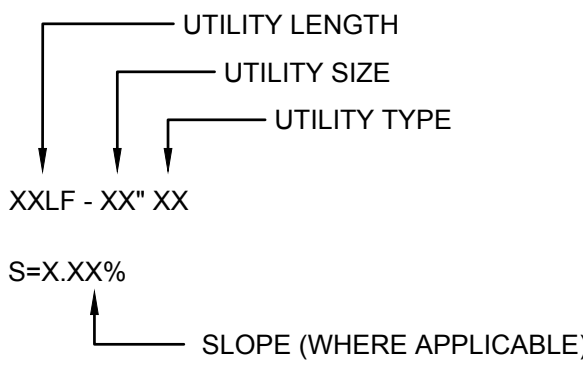
- PUBLIC 6" STORMWATER LATERAL. CONSTRUCT PER PUBLIC IMPROVEMENT PLANS.
- CONSTRUCT 132LF-12" STORMWATER LINE. SEE PUBLIC WORKS PLANS (SEPARATE PERMIT)
- BELOW GRADE DETENTION SYSTEM. 1,089CF STORAGE CAPACITY. WRAPPED IN IMPERMEABLE LINER. BOTTOM OF SYSTEM AT ELEVATION 199.90. SEE SHEET C4.0

UTILITY LABEL LEGEND

STRUCTURE LABEL



PIPE LABEL

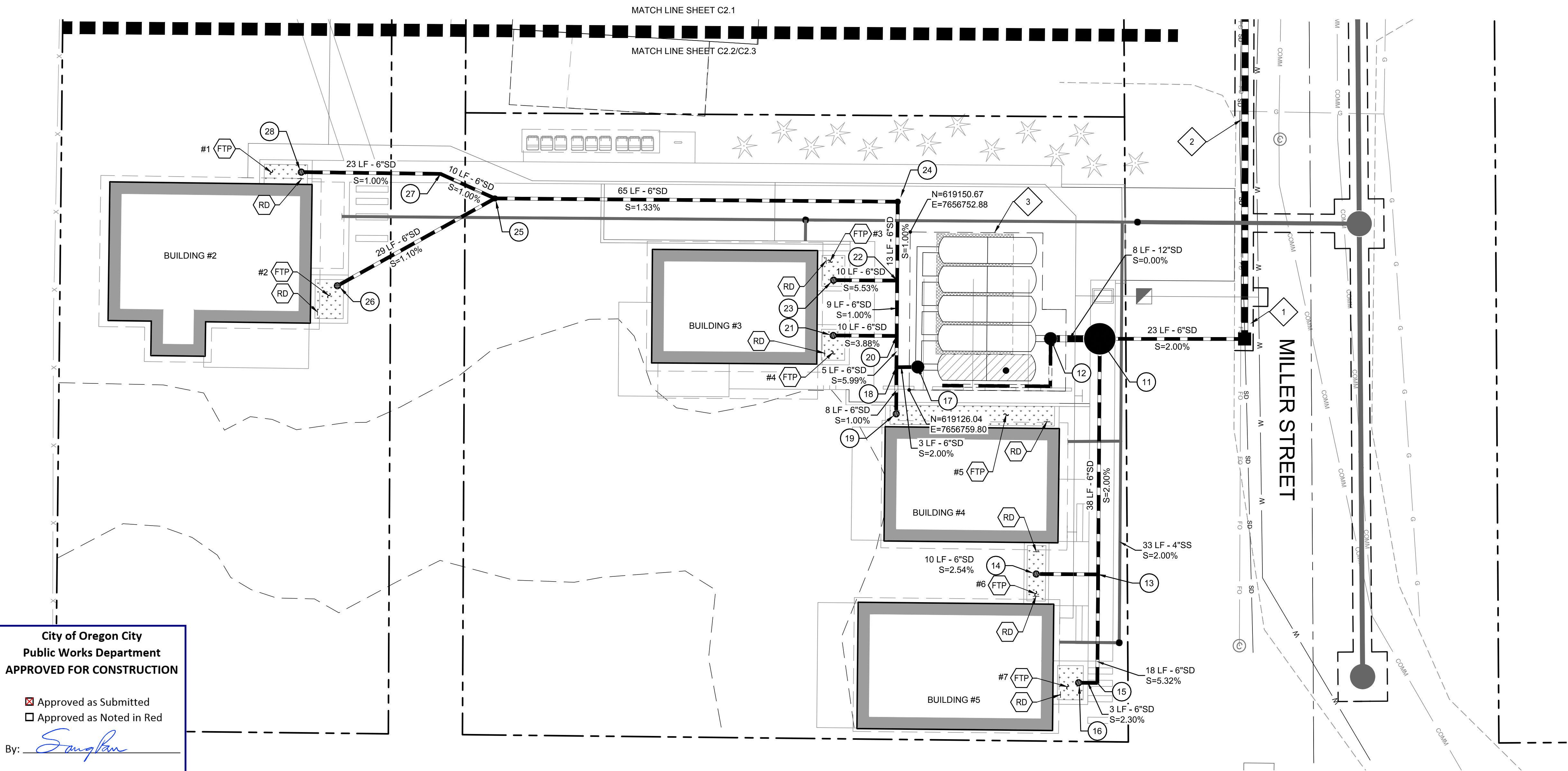
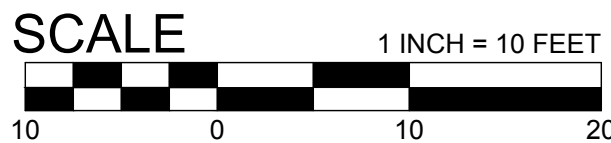
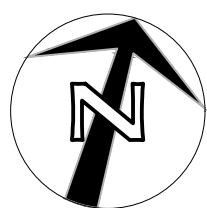


STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
AB	ACCESS BASIN	9 C4.1
AD	AREA DRAIN	7 C4.1
BEND	BEND, USE FITTING IF APPLICABLE	1 C4.1
COTG	CLEANOUT TO GRADE	1 C4.1
CONN	CONNECTION	9 C4.2
DCVA	DOUBLE CHECK VALVE ASSEMBLY	9 C4.2
DS	DOWNSPOUT	10 C4.1
FCMH	FLOW CONTROL MANHOLE	10 C4.1
FND	FOUNDATION DRAIN	
IRR STUB	IRRIGATION STUB	
NODE	JUNCTION	8 C4.1
OF	OUTFALL	3 C4.1
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PERF	PERFORATED UNDERDRAIN	
RD	ROOF DRAIN	
SDMH	48" DIA. STORM DRAIN MH	
SSMH	48" DIA. SANITARY SEWER MH	
STUB	STUB FOR CONNECTION	
TEE	TEE CONNECTION	11 C4.1
WM	WATER METER	
WS	WEIR STRUCTURE	

SHEET LEGEND

- SS CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- RD CONNECT TO ROOF DRAIN. DISCHARGE INTO FLOW THROUGH PLANTERS. SEE ARCHITECTURAL PLANS
- W CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.
- !! UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.
- FTP FLOW THROUGH PLANTER. SEE ENLARGEMENTS ON SHEET C2.4 AND DETAIL 4/C4.1



City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

☒ Approved as Submitted
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By: *Sungkan*
Date: 10/19/2018

Item #2.

AriaTouch
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Owner
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making places that touch the human spirit

RENEWES: 12/31/2019

Project
CANEMAH COTTAGE HOMES
Oregon City, Oregon

MARK DATE

PERMIT SET

Sheet Title
UTILITY PLAN - SOUTH - STORMWATER

Drawing No.
C2.3

Scale
As indicated

Date
10/18/18

Project No.
2016-01

100125.06

Page 184

AriaTouch

DESIGN | PLANNING | ARCHITECTURE

8903 SW NORDIC DRIVE, PORTLAND, OR 97223

CONTACT:

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JUNE 02, 2019
EVAN M. EYKELBOSCH

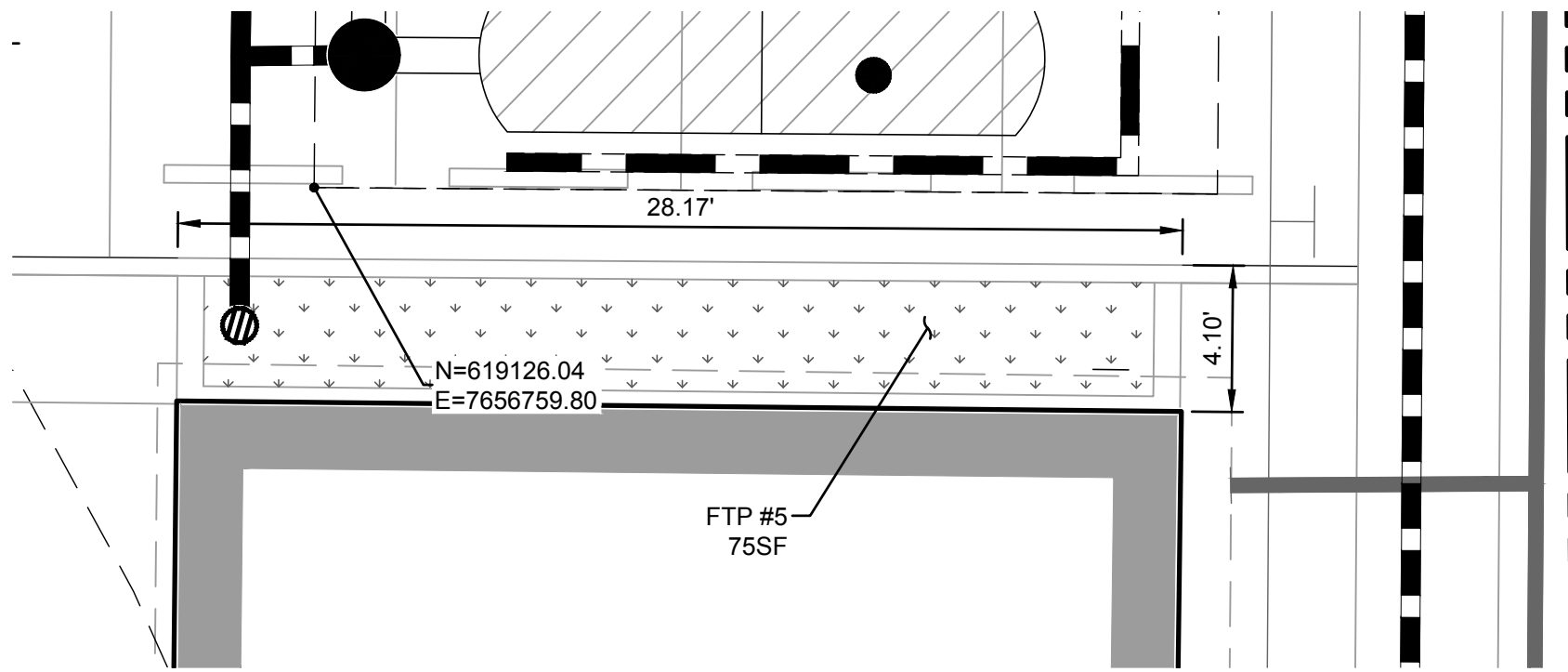
RENEW: 12/31/2019

Project

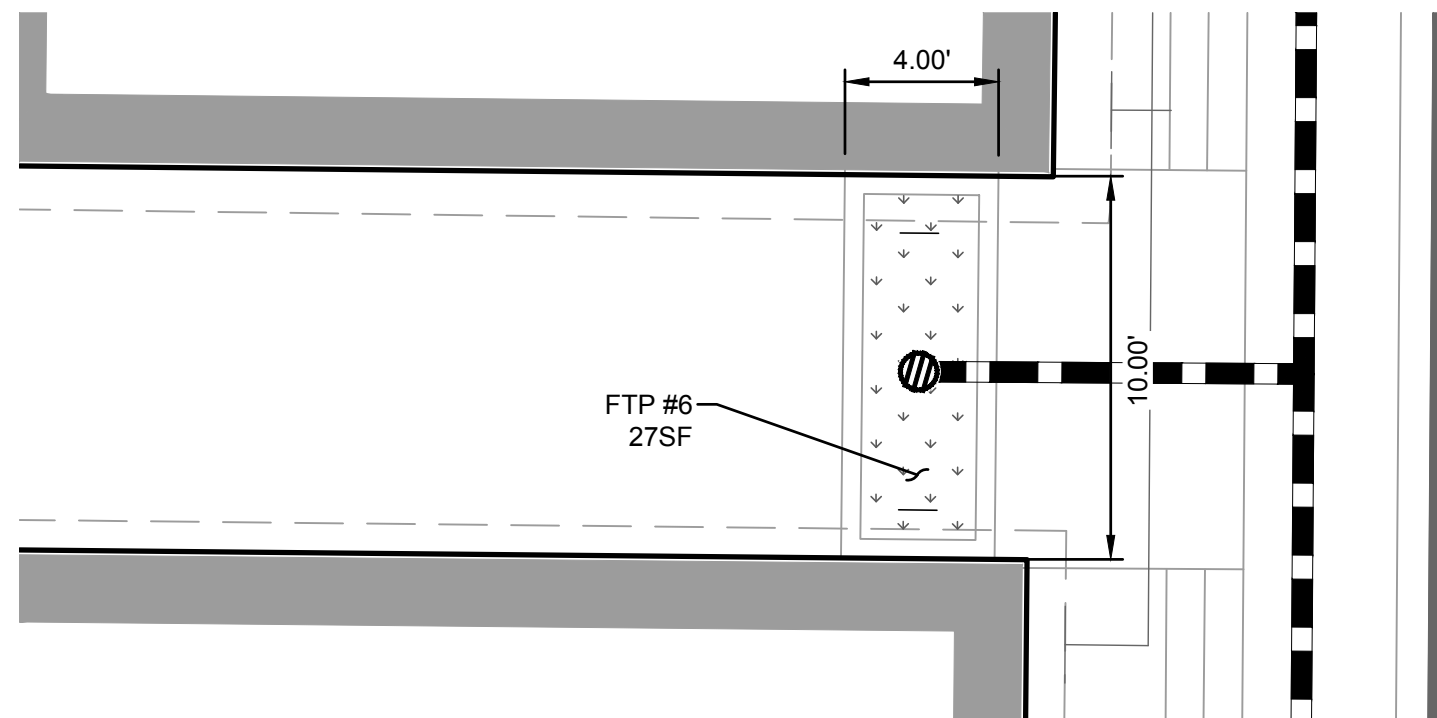
CANEMAH COTTAGE
HOMES

Oregon City, Oregon

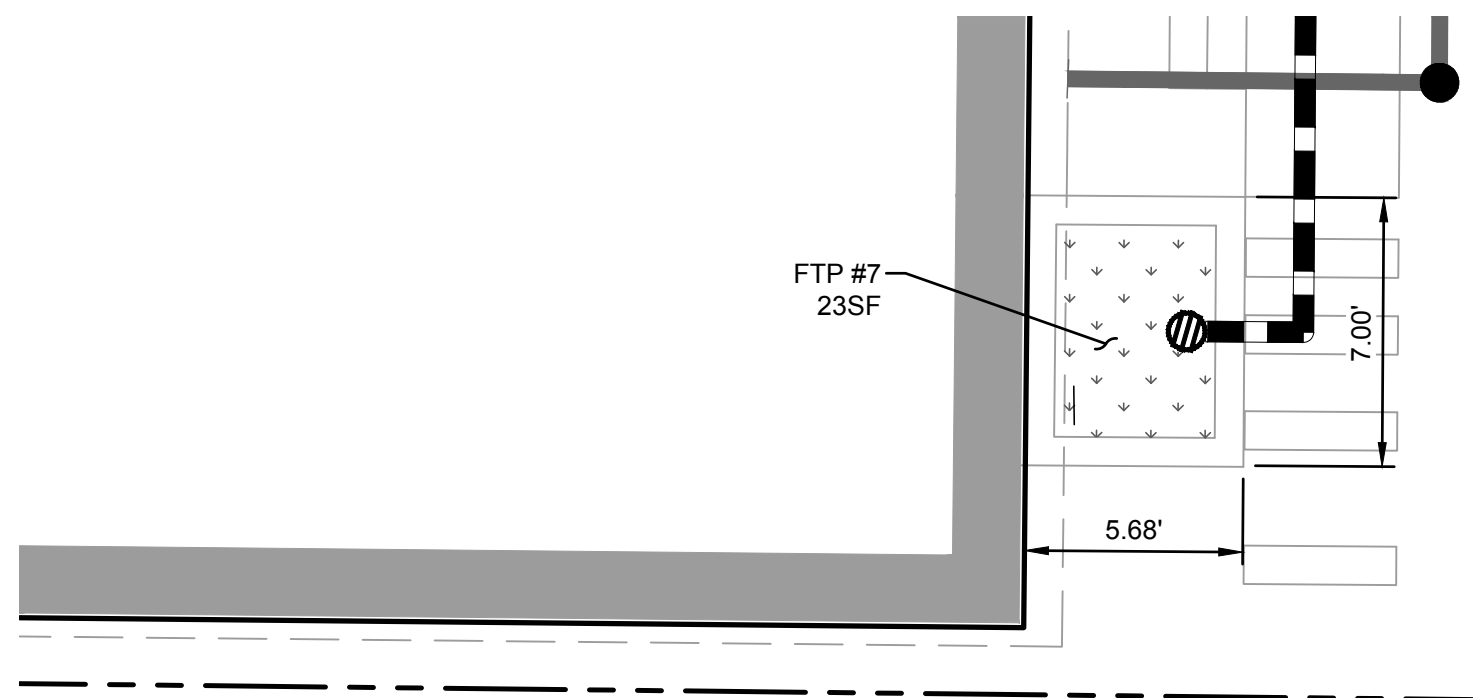
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PERMIT SET	
Sheet Title	
PLANTER ENLARGEMENT	
Drawing No.	
C2.4	
Scale	
As indicated	
Date	
10/18/18	
Project No.	
2016-01	



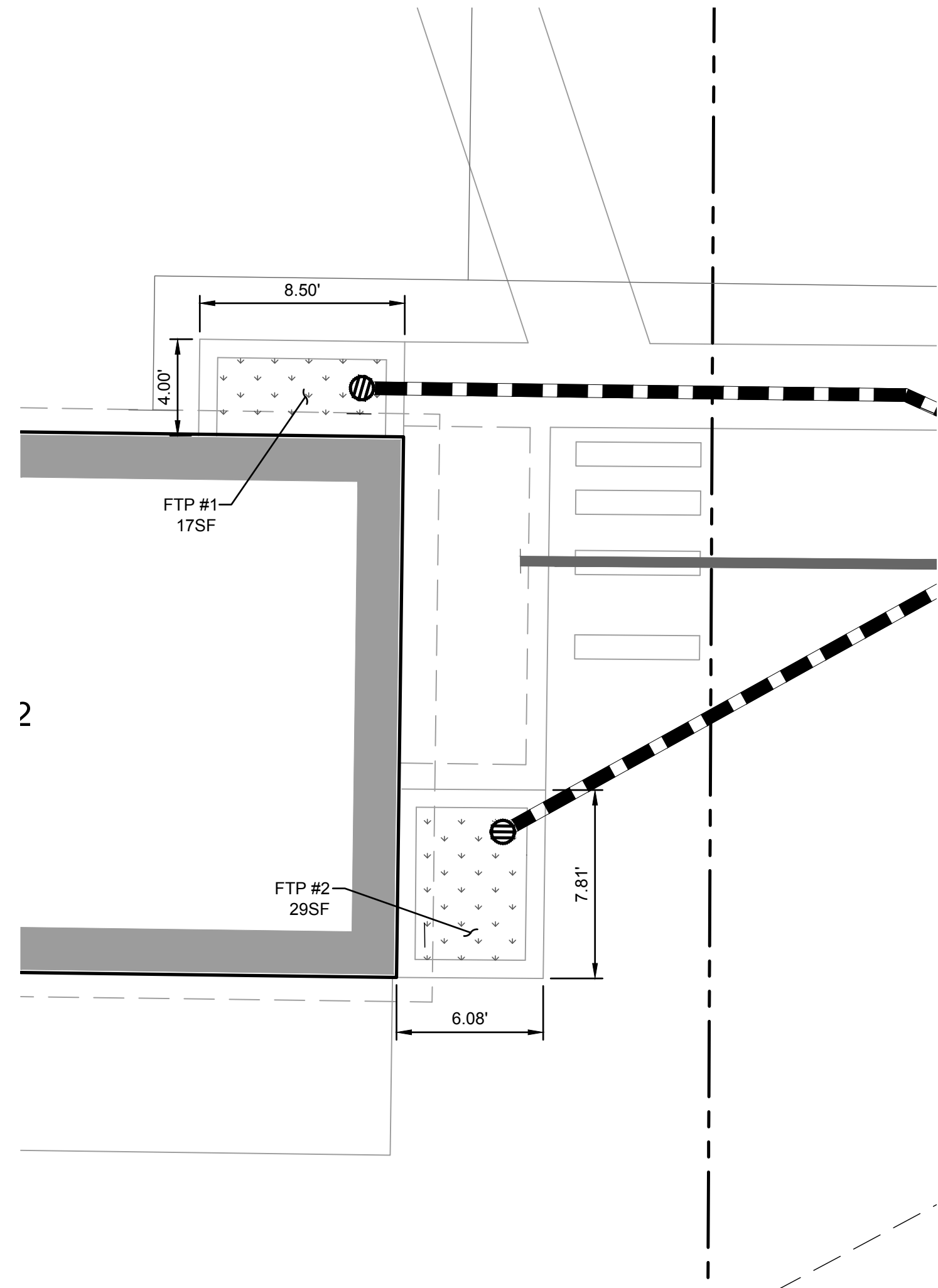
3 ENLARGEMENT: FLOW THROUGH PLANTER #5
SCALE: 1" = 5'



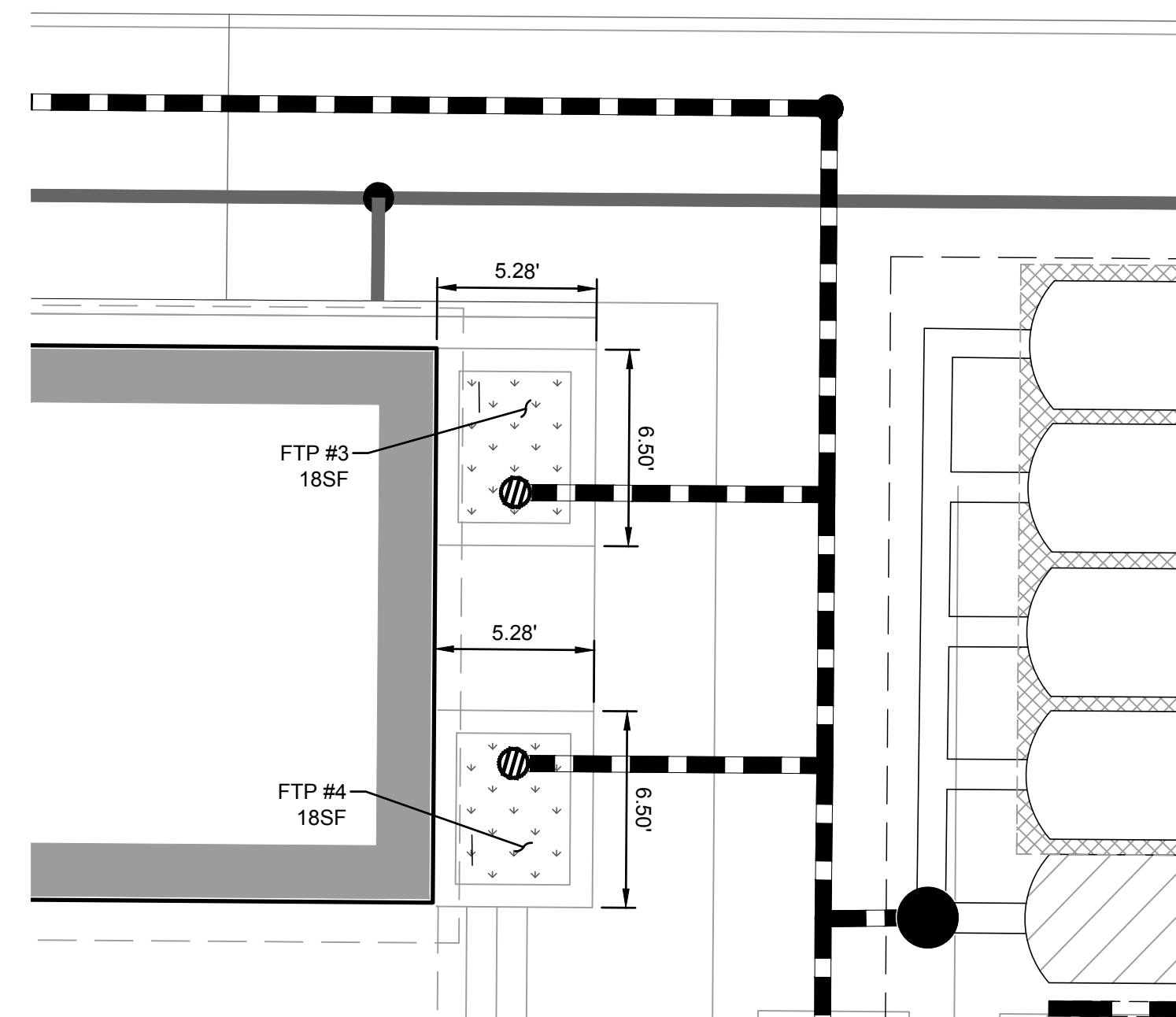
4 ENLARGEMENT: FLOW THROUGH PLANTER #6
SCALE: 1" = 5'



5 ENLARGEMENT: FLOW THROUGH PLANTER #7
SCALE: 1" = 5'



1 ENLARGEMENT: FLOW THROUGH PLANTER #1 & #2
SCALE: 1" = 5'



2 ENLARGEMENT: FLOW THROUGH PLANTER #3 & #4
SCALE: 1" = 5'

City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

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Project
**CANEMAH COTTAGE
HOMES**
Oregon City, Oregon

MARK DATE

PERMIT SET

Sheet Title
**OVERALL
GRADING PLAN**

Drawing No.

C3.0

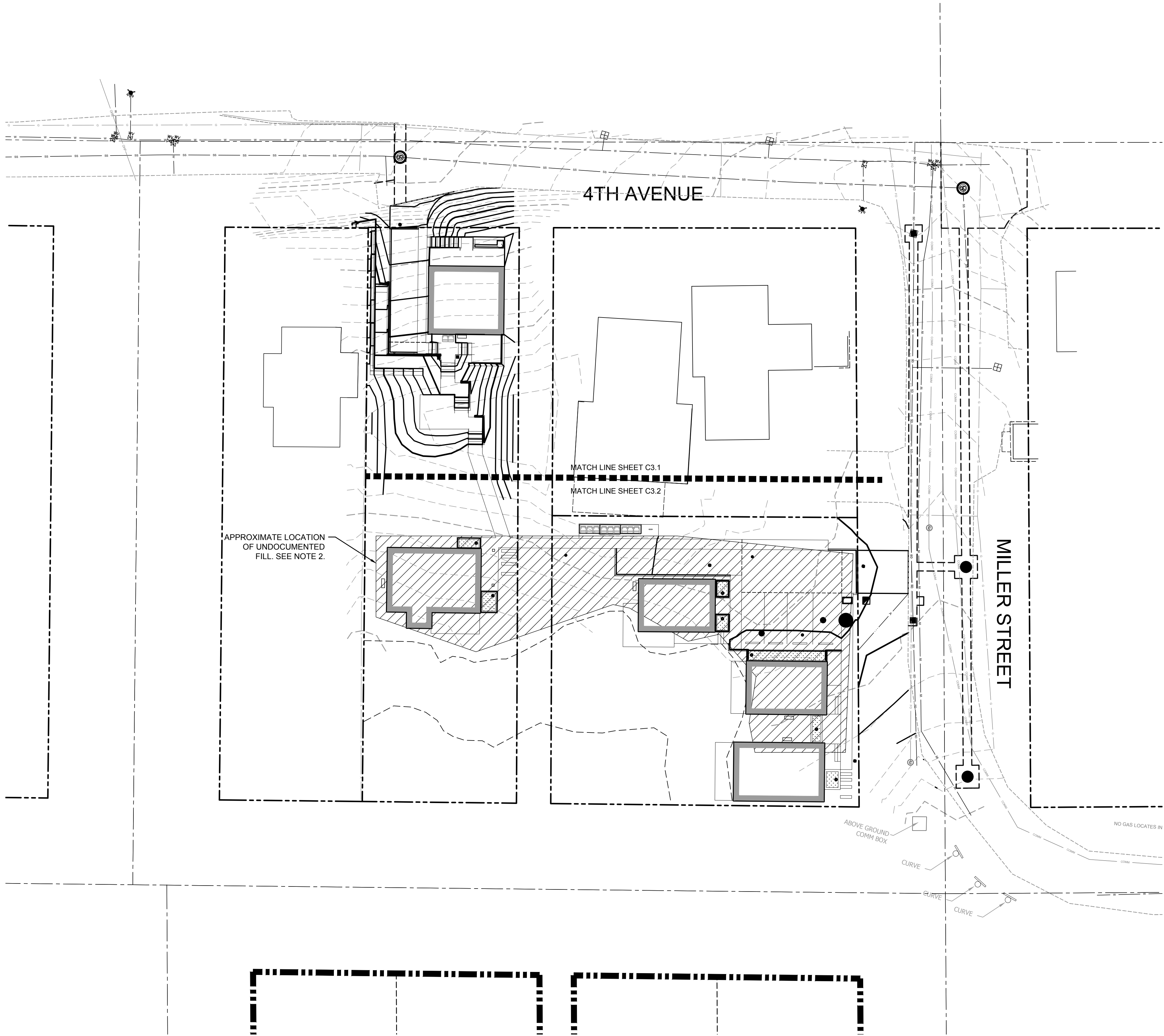
Scale
As indicated

Date
10/18/18

Project No.
2016-01

SHEET NOTES

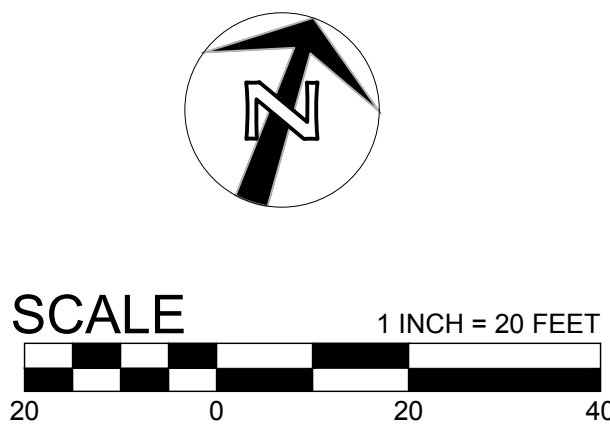
1. CONTRACTOR SHALL COORDINATE WITH GEOTECHNICAL ENGINEER TO MINIMIZE THE IMPORT AND EXPORT OF SITE MATERIAL.
2. APPROXIMATE LIMITS OF UNDOCUMENTED FILL AS SHOWN IN THE GEOTECHNICAL REPORT. CONTRACTOR SHALL COORDINATE REMOVAL OF UNDOCUMENTED FILL MATERIAL AND REPLACEMENT WITH ONSITE CUT MATERIAL WITH GEOTECHNICAL ENGINEER AND PER GEOTECHNICAL REPORT.



City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

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RENEWS: 12/31/2019

Project
**CANEMAH COTTAGE
HOMES**
Oregon City, Oregon

MARK DATE

PERMIT SET

Sheet Title

GRADING PLAN -
NORTH

Drawing No.

C3.1

Scale

As indicated

Date

10/18/18

Project No.

2016-01

100125.09

SHEET NOTES

1. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
3. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER LANDSCAPE PLANS.
4. REFERENCE LANDSCAPE PLANS FOR SITE LAYOUT AND GRADING DESIGN NOT SHOWN ON PLANS.

KEY NOTES

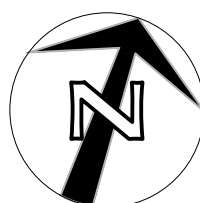
1. PUBLIC DRIVEWAY IMPROVEMENTS PER PUBLIC IMPROVEMENT PLANS.
2. FLUSH CURB (0" EXPOSURE) 5 C4.2
3. REINFORCED CONCRETE SIDEWALK 1 C4.2
4. PAVERS 2 C4.2
5. CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS
6. SOLDIER PILE WALL. SEE STRUCTURAL PLANS
7. BOULDER ROCKERY WALL. SEE STRUCTURAL PLANS
8. LANDSCAPE WALL. SEE STRUCTURAL PLANS
9. STAIRS. SEE LANDSCAPE PLANS
10. SITE CONCRETE. SEE LANDSCAPE PLANS

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX XX	SPOT ELEVATION
	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL - SEE DETAIL 1
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
PFG	PLANTER FINISHED GRADE
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL - SEE DETAIL 1

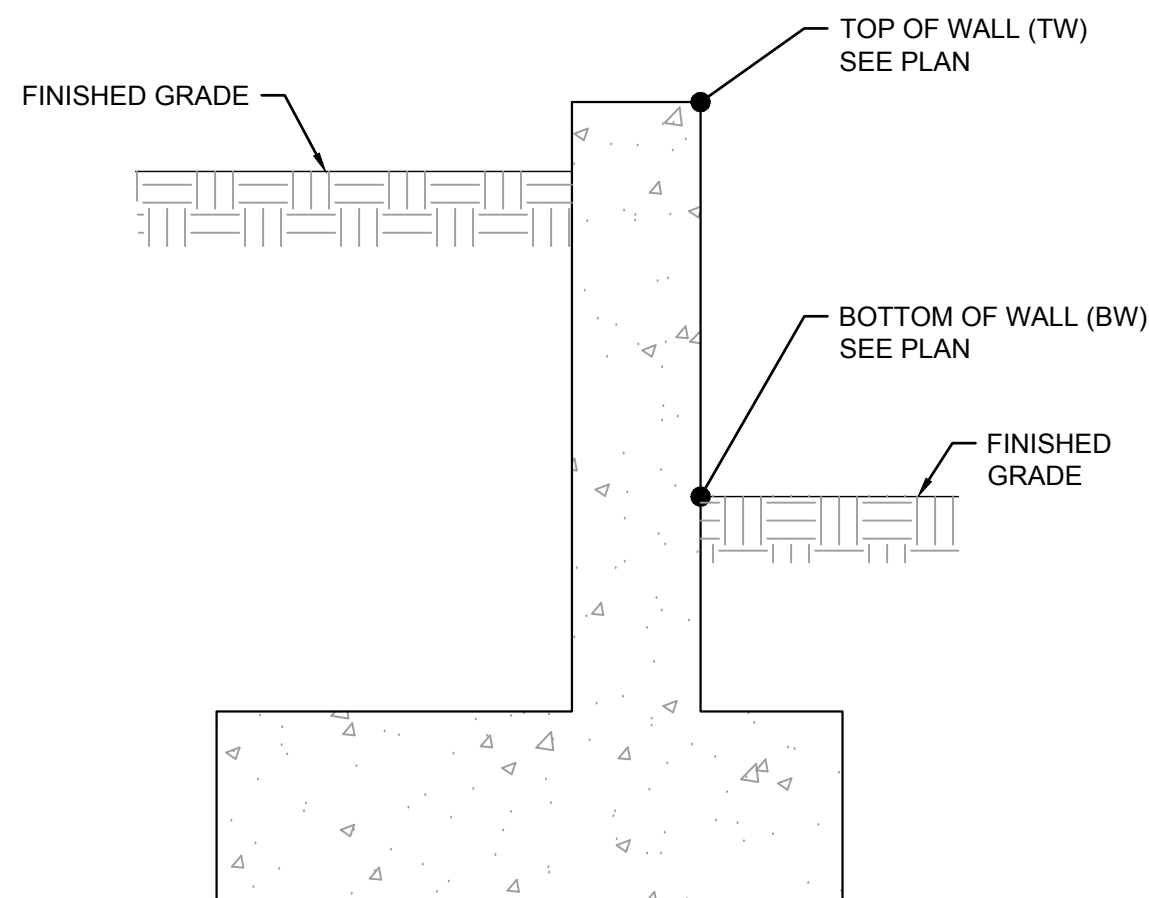
SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	PROPERTY LINE
	REINFORCED CONCRETE SIDEWALK
	STANDARD ASPHALT PAVEMENT
	STORMWATER PLANTER
	PAVERS



SCALE
1 INCH = 5 FEET
5 0 5 10

SEE PUBLIC IMPROVEMENT
PLANS FOR IMPROVEMENTS
WITHIN THE RIGHT-OF-WAY
(ROW)



1. DIAGRAM TO INDICATE LOCATION OF TOP OF WALL AND BOTTOM OF WALL POINTS.
2. REFERENCE STRUCTURAL DRAWINGS FOR RETAINING WALL DESIGN.

RETAINING WALL - DIAGRAM

SCALE: NTS

City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

- ☒ Approved as Submitted
☐ Approved as Noted in Red

By: SungkanDate: 10/19/2018

MATCH LINE SHEET C2.1

MATCH LINE SHEET C2.2

SHEET NOTES

- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER LANDSCAPE PLANS.
- REFERENCE LANDSCAPE PLANS FOR SITE LAYOUT AND GRADING DESIGN NOT SHOWN ON PLANS.

KEY NOTES

- PUBLIC DRIVEWAY IMPROVEMENTS PER PUBLIC IMPROVEMENT PLANS
- STANDARD CURB

3

C4.2
- FLUSH CURB (0" EXPOSURE)

5

C4.2
- WHEEL STOP

4

C4.2
- REINFORCED CONCRETE SIDEWALK

1

C4.2
- PAVERS

2

C4.2
- FLOW THROUGH PLANTER

4

C4.1
- REFERENCE LANDSCAPE PLANS FOR ADDITIONAL SITE AND GRADING DESIGN.
- PARKING LAYOUT

6

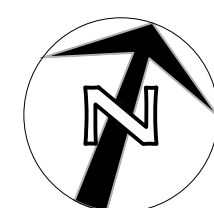
C4.2

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOW	BACK OF WALK
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
PFG	PLANTER FINISHED GRADE
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL

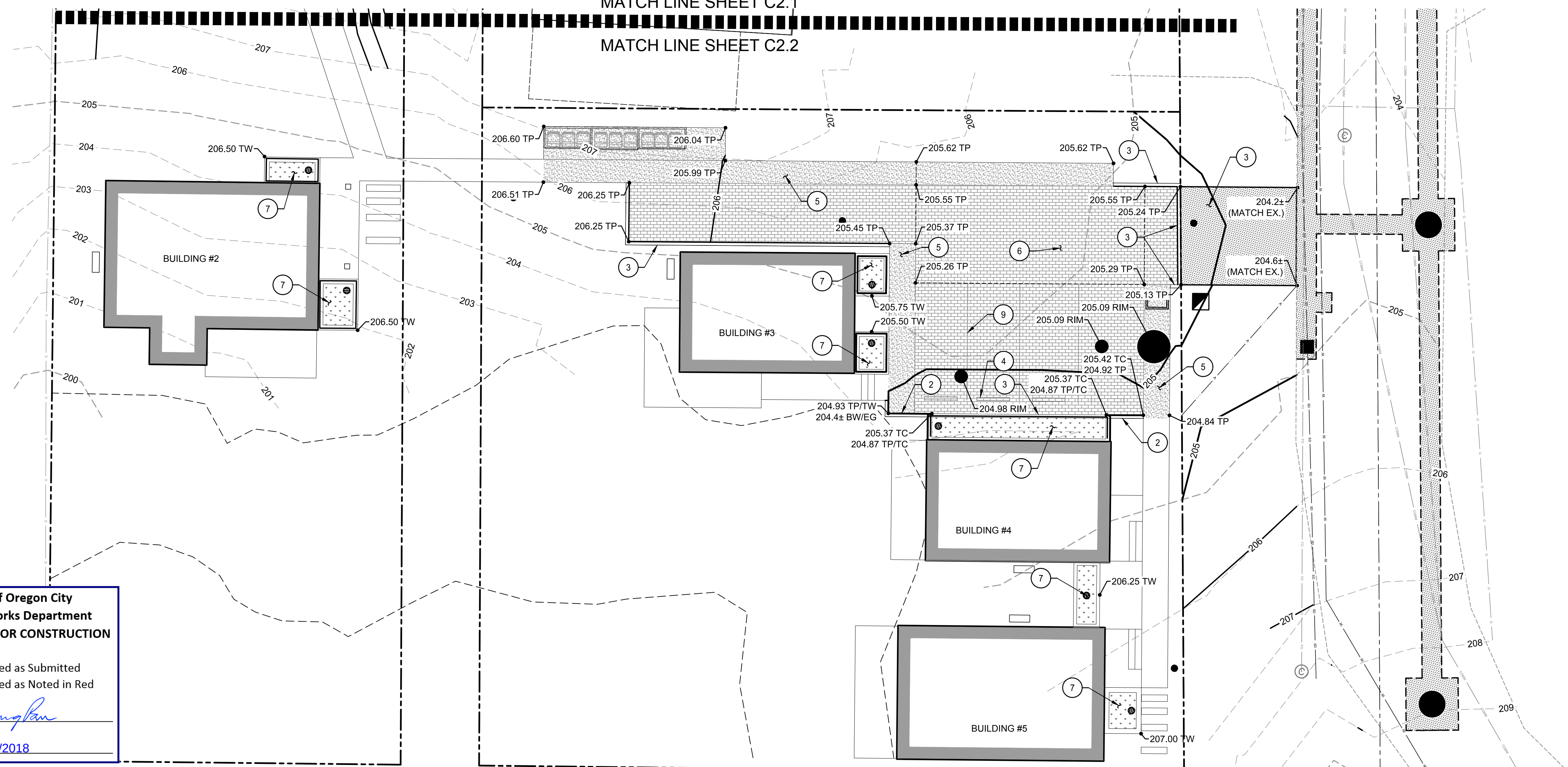
SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	PROPERTY LINE
	REINFORCED CONCRETE SIDEWALK
	STANDARD ASPHALT PAVEMENT (SEE PUBLIC IMPROVEMENT PLANS)
	STORMWATER PLANTER
	NON-PERVIOUS PAVERS



MATCH LINE SHEET C2.1

MATCH LINE SHEET C2.2



City of Oregon City

Public Works Department

APPROVED FOR CONSTRUCTION

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FROELICH
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RENEWS: 12/31/2019

 Project
CANEMAH COTTAGE HOMES
 Oregon City, Oregon

MARK DATE

PERMIT SET

 Sheet Title
DETAILS

Drawing No.

C4.0

 Scale
 As indicated

 Date
 10/18/18

 Project No.
2016-01

100125.11


Canemah Cottages
 Oregon City

STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740, SC-310, OR APPROVED EQUAL.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.35 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET, THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

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IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

- STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONES/HOTTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

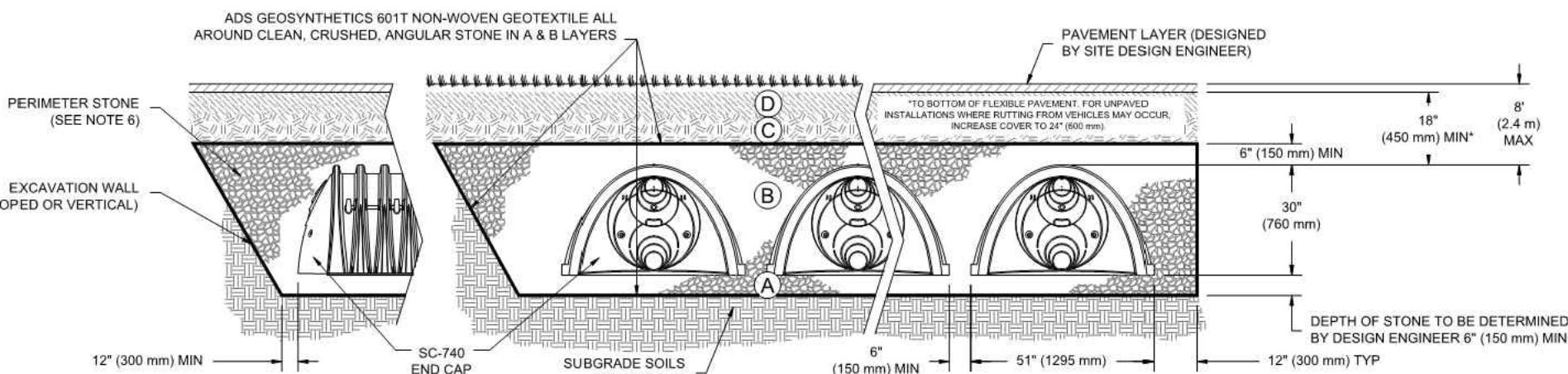
CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('C' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M14S ¹ A-1, A-2, A-3, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 76, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN), DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ¹ A

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.


NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

 SHEET
 3 OF 5

 4640 TREEMAN BLVD
 PORTLAND, OR 97206
 1-800-233-5473

 Stormtech
 ADVANCED DRAINAGE SYSTEMS, INC.

 CANEMAH COTTAGES
 OREGON CITY
 DATE: 08/22/2018
 DRAWN: E.E.
 PROJECT # 2016-01
 CHECKED: ---

 REV: []
 DWN: []
 CHK: []

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DESCRIPTION

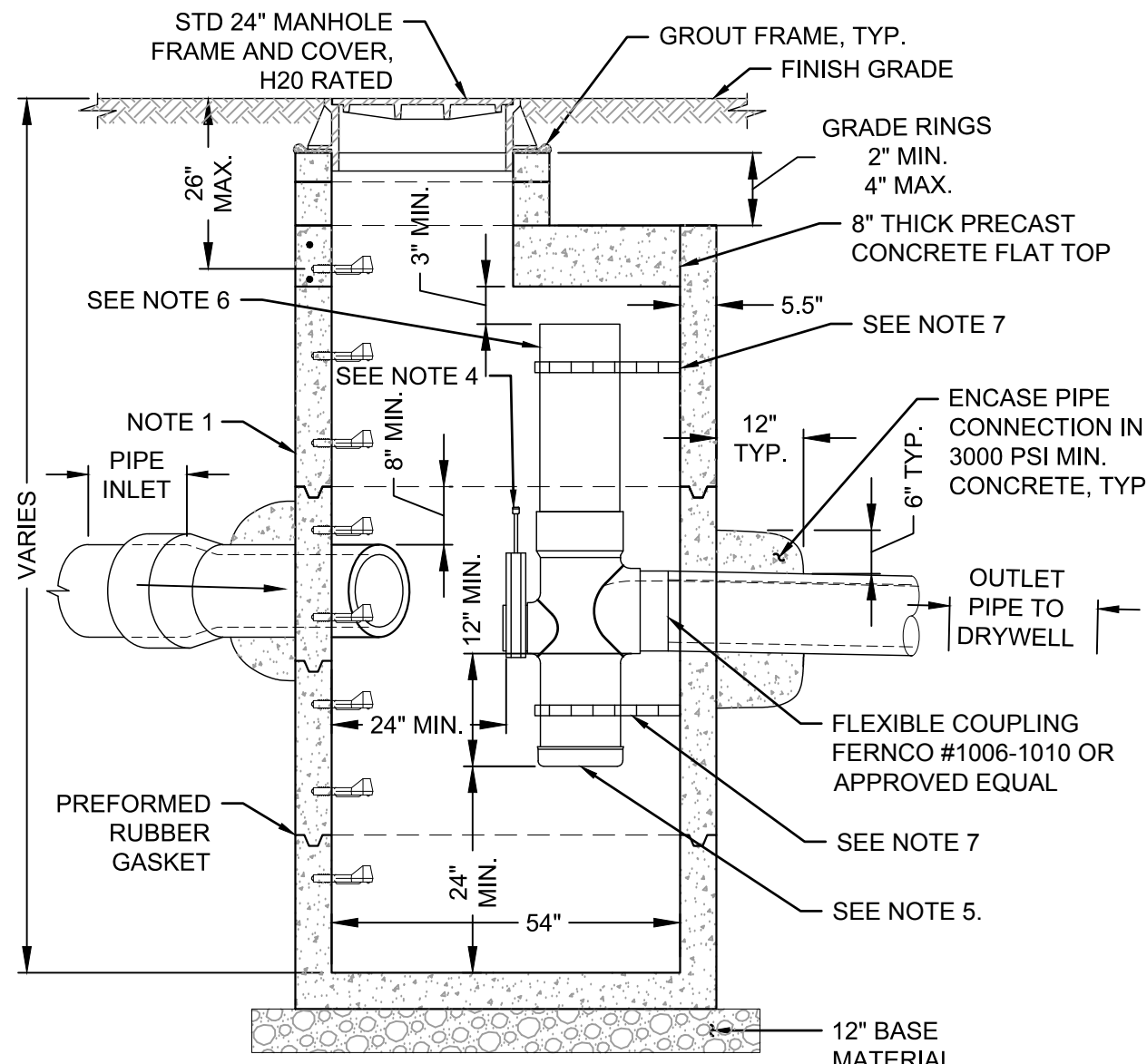
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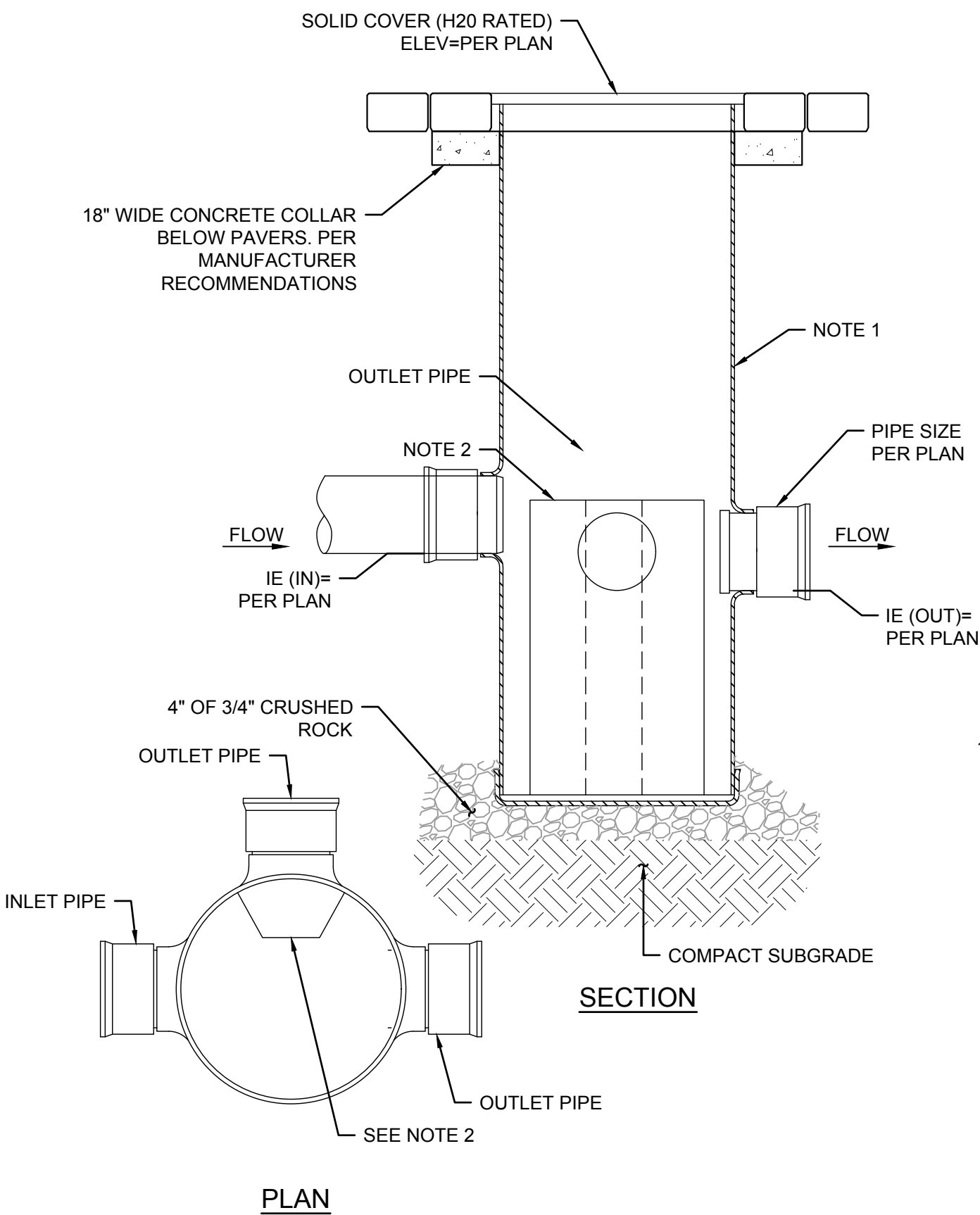
DESCRIPTION



- NOTES:**
1. ALL PRECAST SECTIONS SHALL CONFORM TO REQUIREMENTS OF ASTM C-478.
 2. MANHOLE BASE MAY BE PRECAST OR CAST IN PLACE.
 3. ALL CONNECTING PIPES SHALL HAVE FLEXIBLE, GASKETED AND UNRESTRAINED JOINT WITHIN 18" OF MANHOLE VAULT.
 4. VALTERRA 3" GATE VALVE WITH EXTENSION ROD. INSTALL PER MANUFACTURER RECOMMENDATIONS
 5. 0.3" DIAMETER ORIFICE THROUGH CENTER OF CAP. SIZE PER PLAN
 6. 12" OVERFLOW PIPE. ELEVATION PER PLAN
 7. SECURE OVERFLOW PIPE WITH 3"x0.90 GAGE STAINLESS STEEL, BOLTED OR EMBEDDED 2" IN WALL AT 3" SPACING, MINIMUM 1 SUPPORT.

10 FLOW CONTROL MANHOLE - 54"

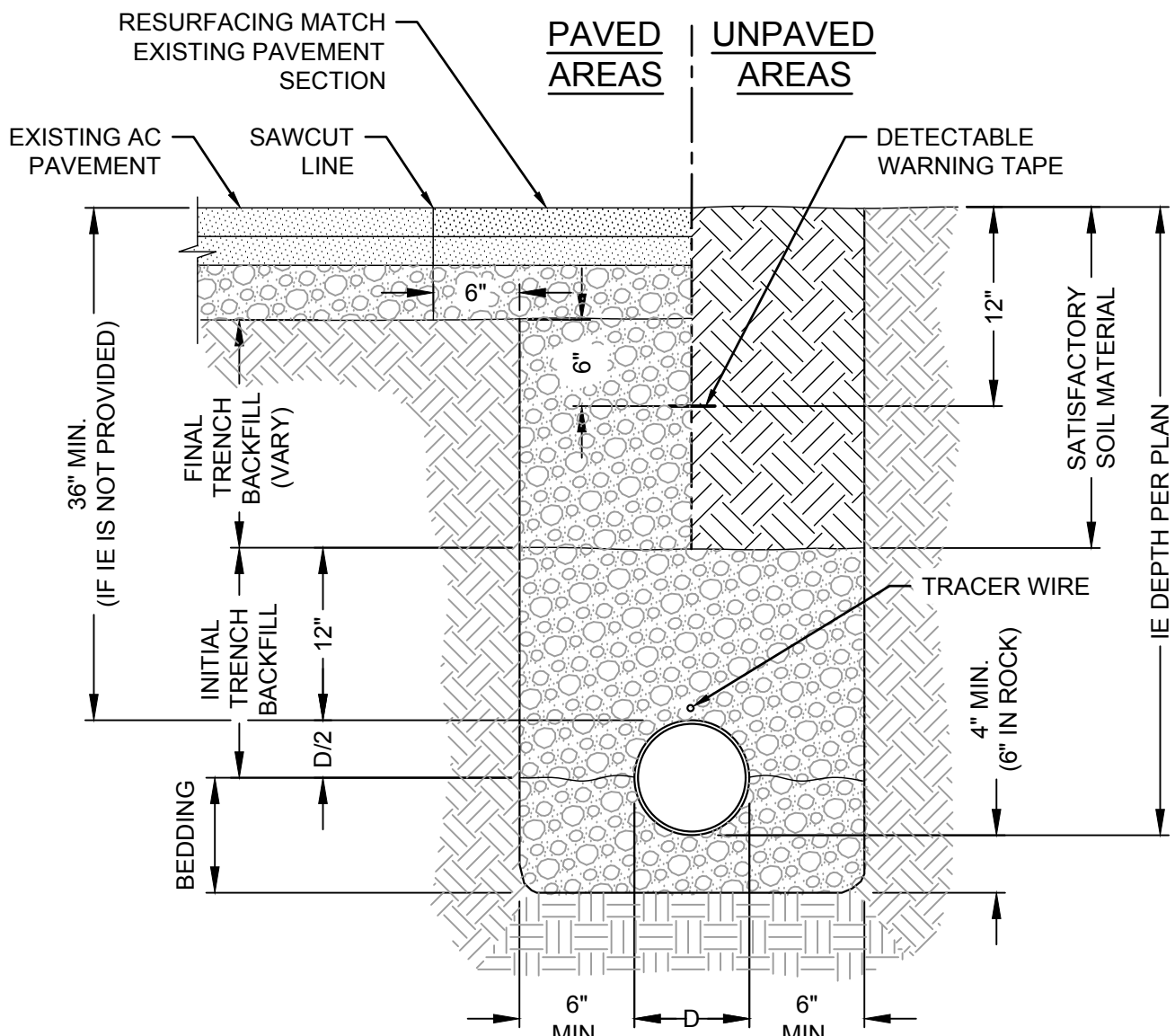
SCALE: NTS



- NOTES:**
1. 24" NYLOPLAST DRAIN BASIN STRUCTURE (PART #2499CGC)
 2. DOG HOUSE STYLE WEIR. TOP OF WALL ELEVATION = PER PLAN

11 WEIR STRUCTURE

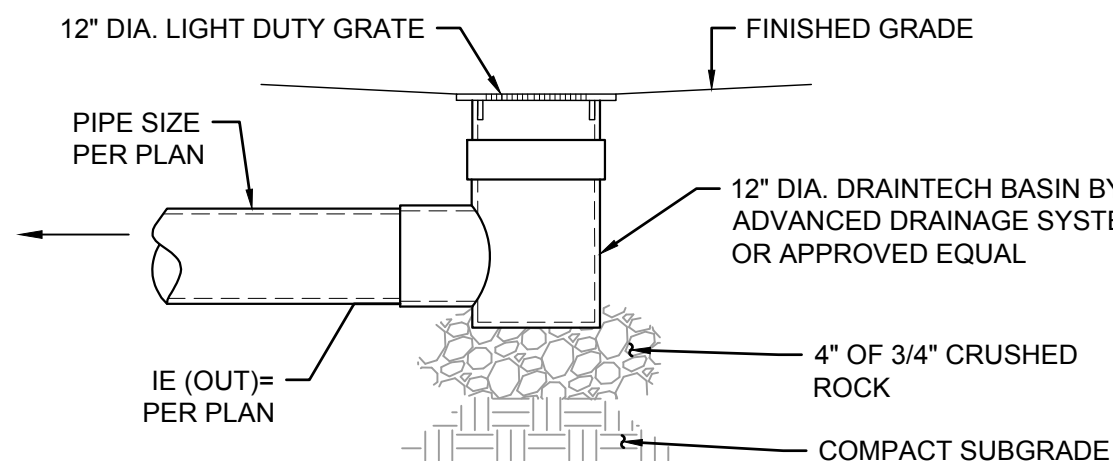
SCALE: NTS



- NOTES:**
1. BEDDING: 3/4" CRUSHED ROCK
 2. INITIAL TRENCH BACKFILL: SAND, SAND AND GRAVEL, OR CRUSHED ROCK UP TO 1-1/2" AND LESS THAN 5% PASSING THE NO. 200 SIEVE.
 3. FINAL TRENCH BACKFILL: SUITABLE MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER

6 TYPICAL PIPE BEDDING AND BACKFILL

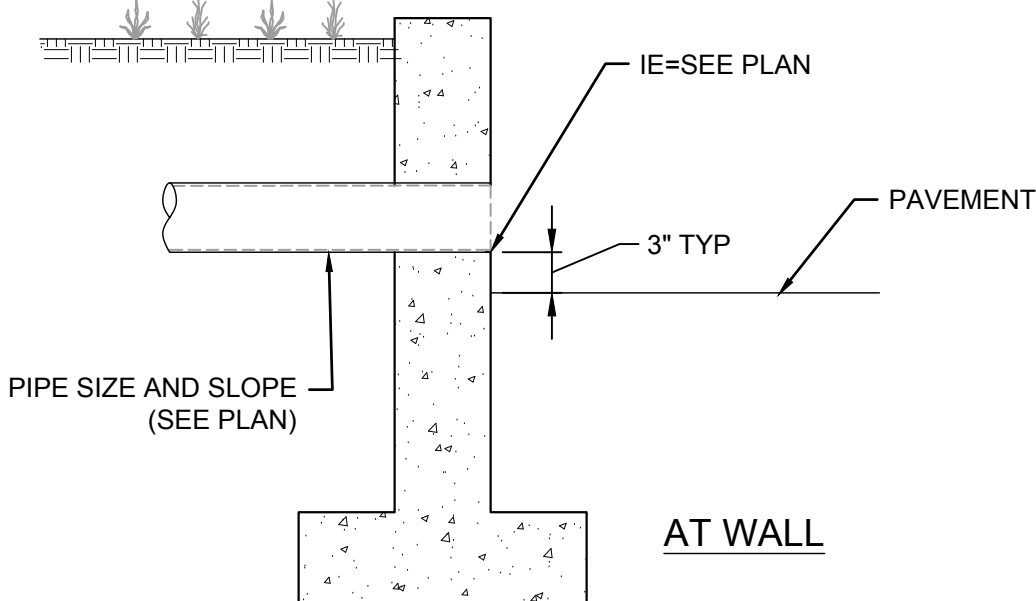
SCALE: NTS



- NOTES:**
1. DRAIN AND GRATE BY ADVANCED DRAINAGE SYSTEMS OR APPROVED EQUAL.

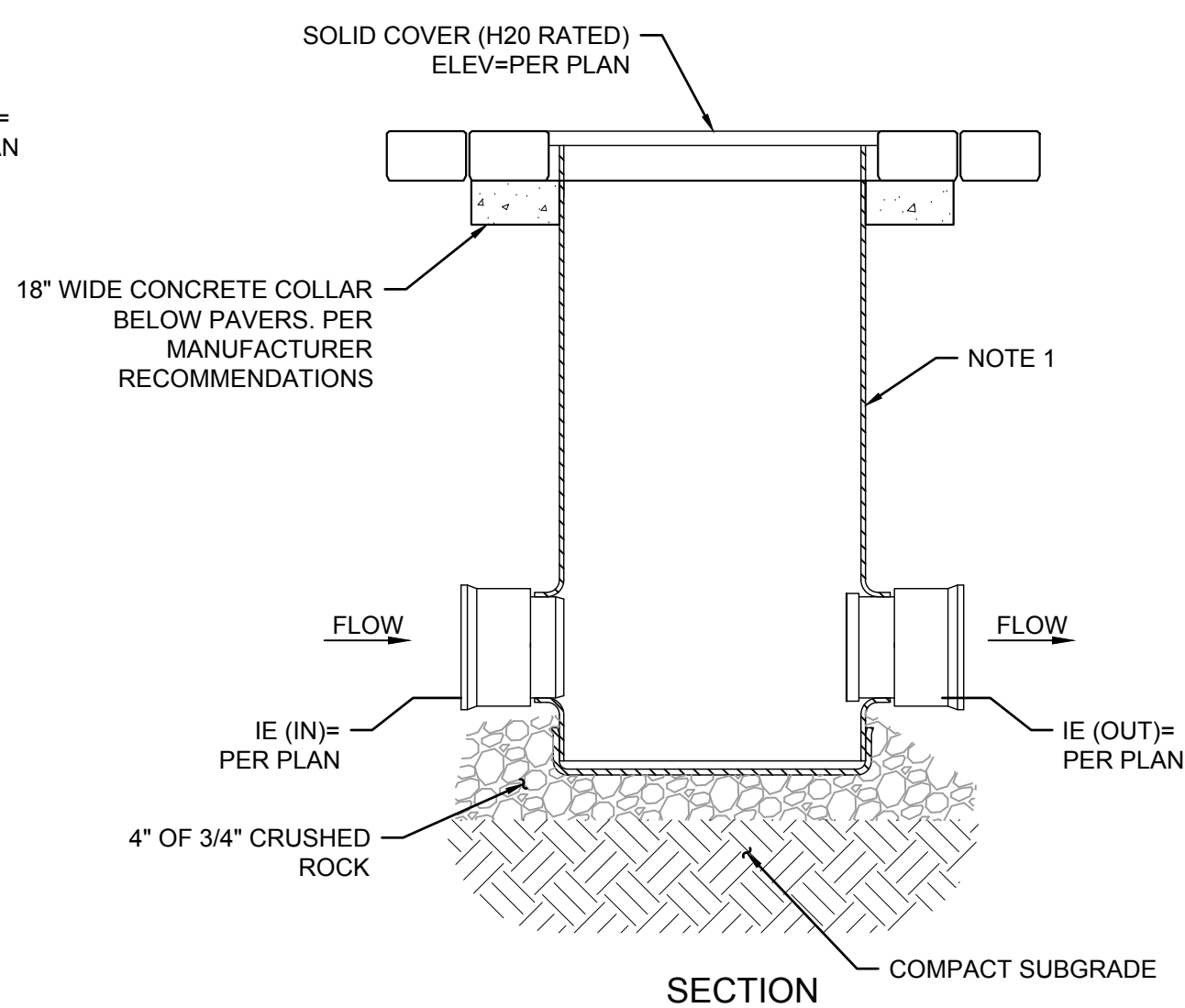
7 LANDSCAPE DRAIN

SCALE: NTS



8 OUTFALL (WALL)

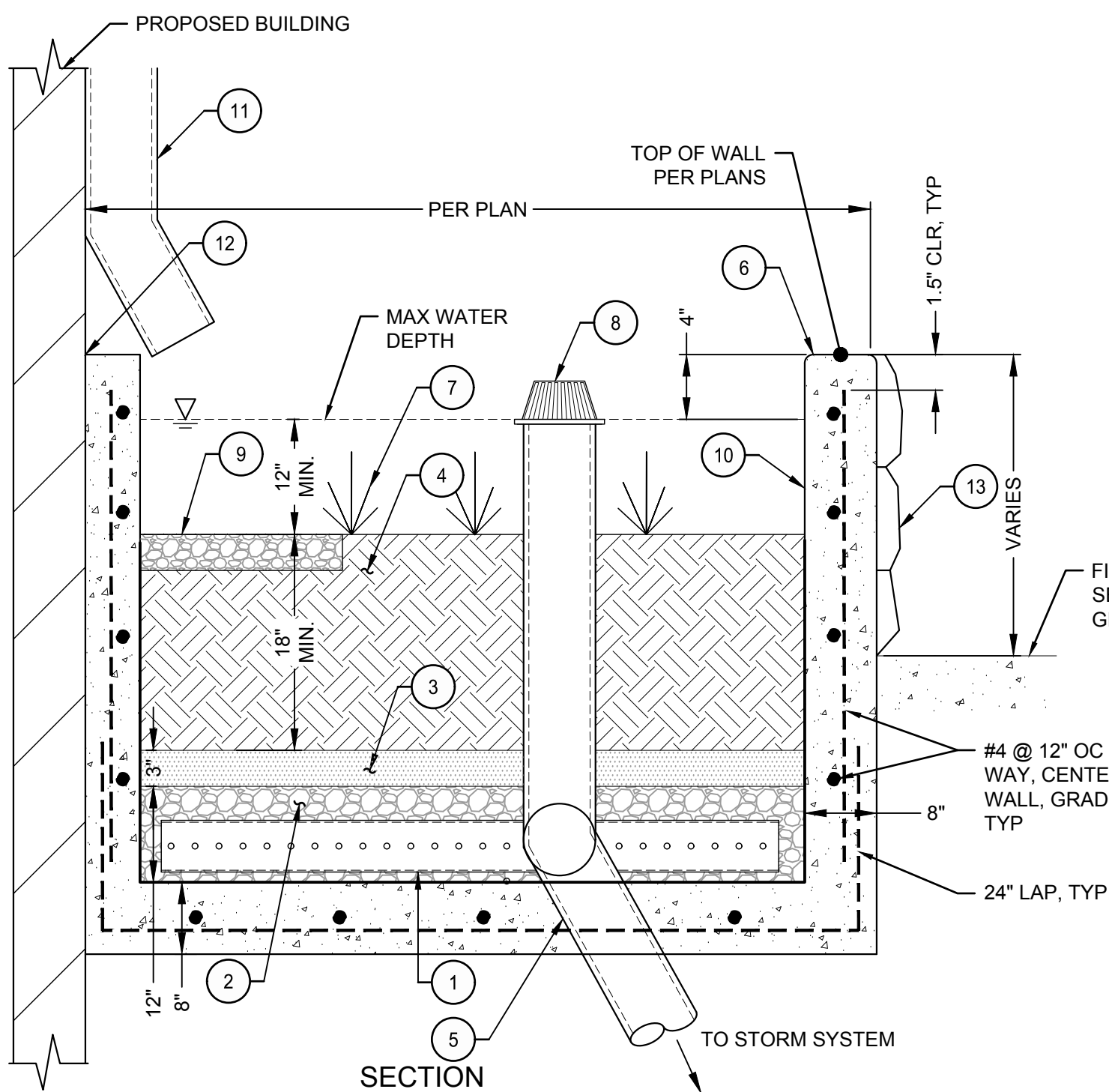
SCALE: NTS



- NOTES:**
1. 24" NYLOPLAST DRAIN BASIN (PART #2499CGC)
 2. CONSTRUCT PER MANUFACTURERS RECOMMENDATIONS.

9 ACCESS BASIN

SCALE: NTS

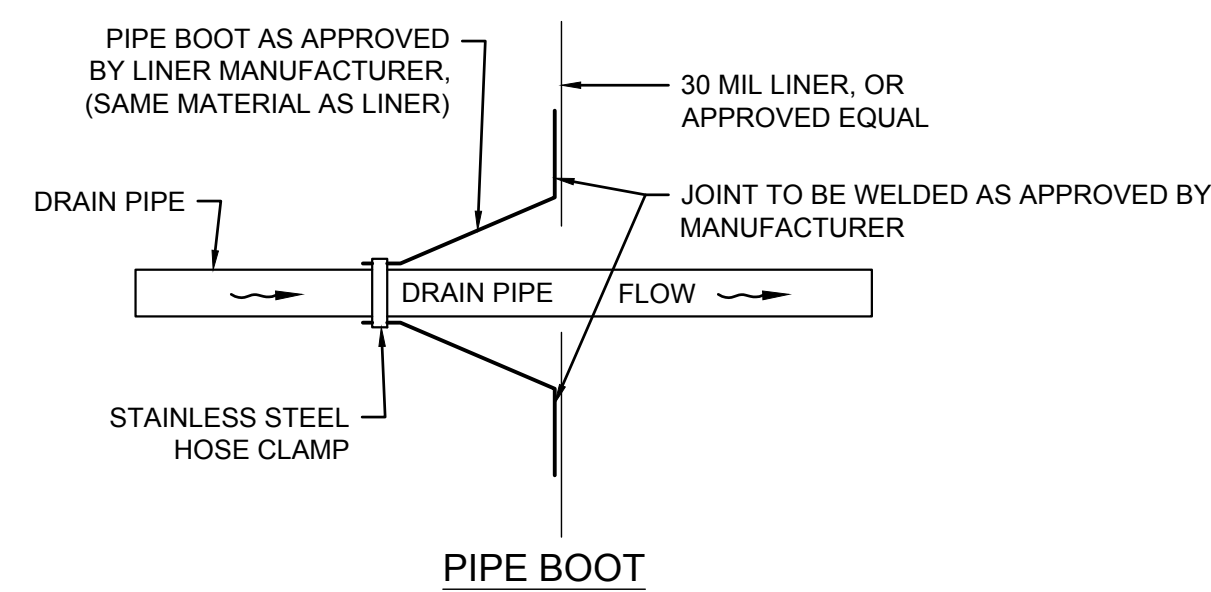
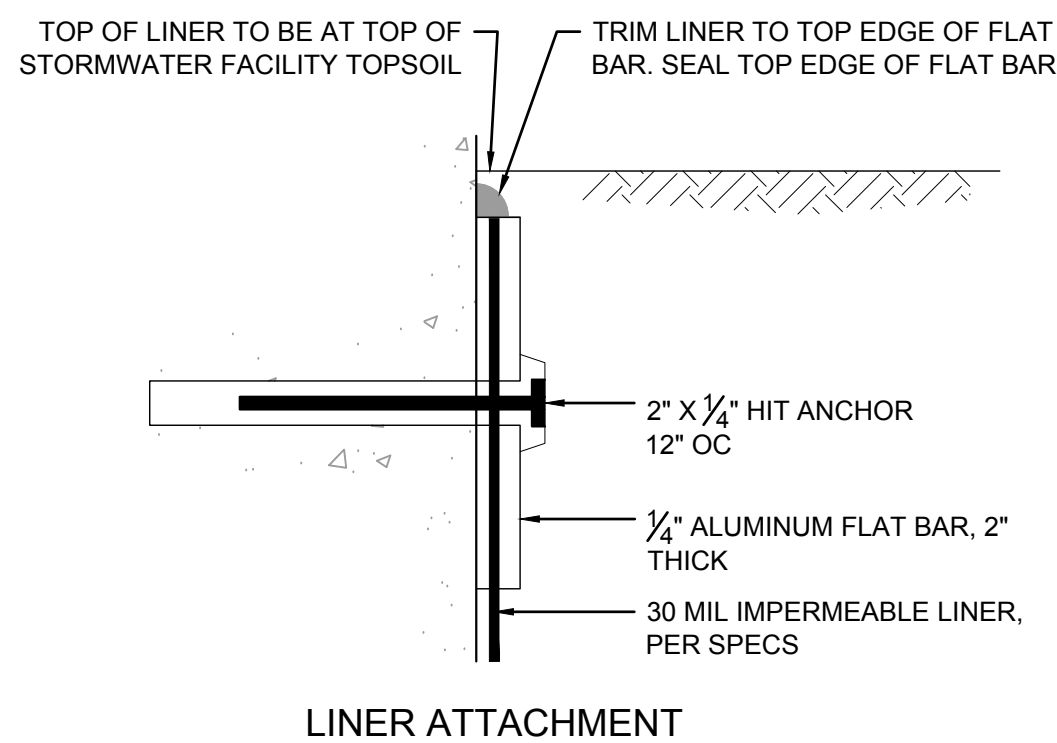


X KEYNOTES

1. 6" PVC PERF. PIPE FOR EXTENT OF FACILITY. SLOPE TO DRAIN.
2. DRAINAGE LAYER: 3/4" - 1 1/2" WASHED ROUND ROCK, MIN. THICKNESS AS SHOWN. 3/4" TO 1-1/2" WASHED RAIN ROCK PER ODOT STANDARD SPECIFICATION 00430.11
3. CHOKER COURSE: 3" LAYER OF 3/4" TO 1 1/2" OPEN GRADED AGGREGATE.
4. GROWING MEDIUM:
 - USE SAND/LOAM/COMPOST 3-WAY MIX
 - SOIL MUST INFILTRATE AT 2 IN/HR MINIMUM.
5. KOR-N-SEAL CONNECTOR AT THE PIPE-WALL PENETRATIONS
6. MONOLITHICALLY POURED CONCRETE PLANTER WALL.
7. PLANTINGS: SEE LANDSCAPE PLANS
8. OVERFLOW INLET, SEE DETAIL 3.
9. OUTFALL SPLASH PAD: 24"x24"x4" OF 4" TO 6" WASHED RIVER ROCK
10. IMPERMEABLE LINER. SEE DETAIL 5.
11. ROOF DRAIN DOWNSPOUT. SEE ARCHITECTURAL PLANS. ROUTE TO DISCHARGE INTO OUTFALL SPLASH PAD.
12. SEAL BETWEEN CONCRETE WALLS AND BUILDING FOUNDATION. BY OTHERS
13. COORDINATE ROCKERY FACING OF CONCRETE WALL WITH ARCHITECTURAL PLANS.

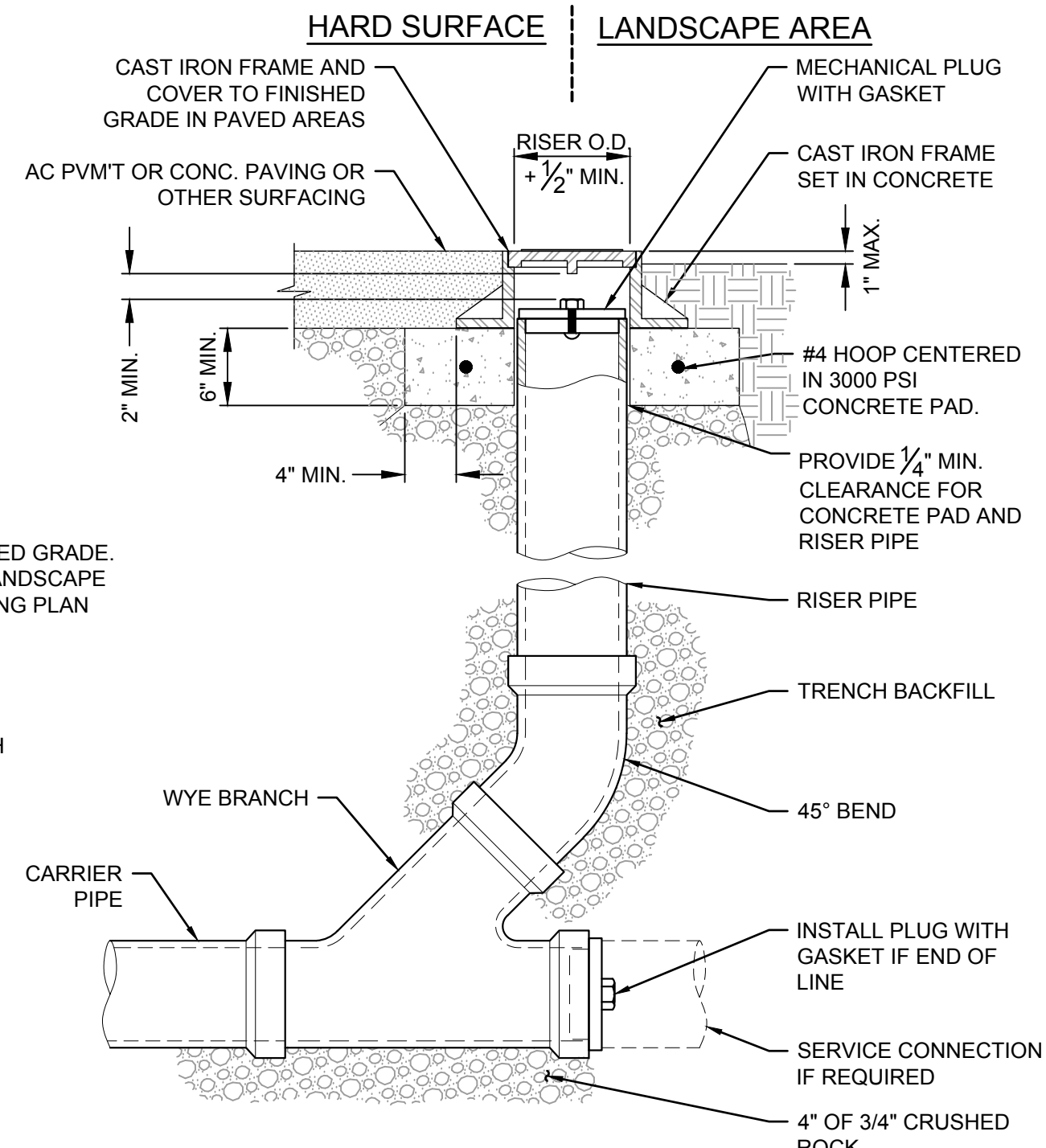
4 FLOW-THROUGH PLANTER

SCALE: NTS



5 IMPERMEABLE LINER

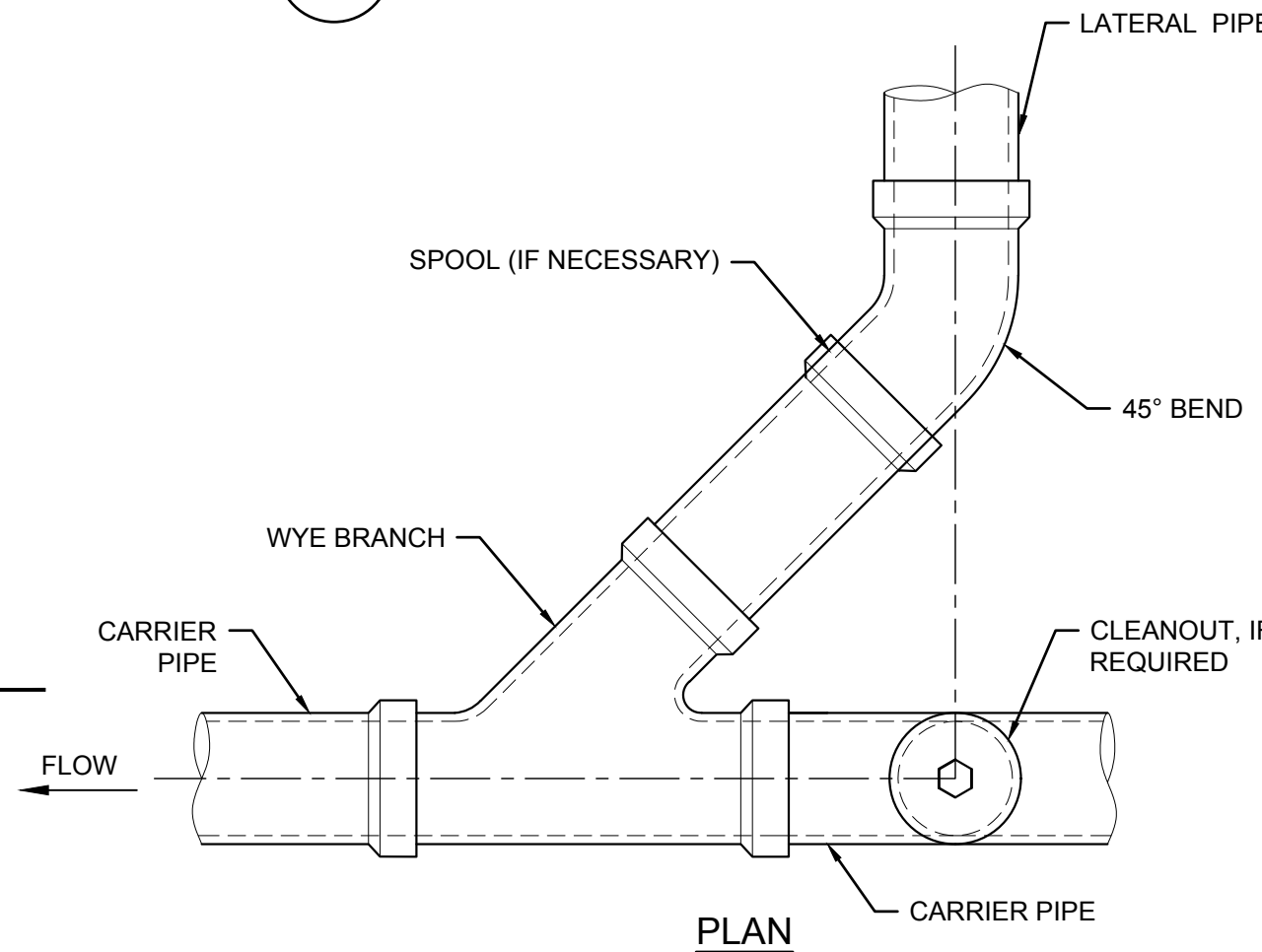
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- NOTES:**
1. CAST IRON FRAME AND COVER SHALL MEET H-20 LOAD REQUIREMENT.
 2. FOR CARRIER PIPE SIZE 6" Ø AND LESS, PROVIDE RISER PIPE SIZE TO MATCH CARRIER PIPE.
 3. FOR CARRIER PIPE SIZE 8" Ø AND LARGER, RISER PIPE SHALL BE 6" Ø.
 4. RISER PIPE MATERIAL TO MATCH CARRIER PIPE MATERIAL.

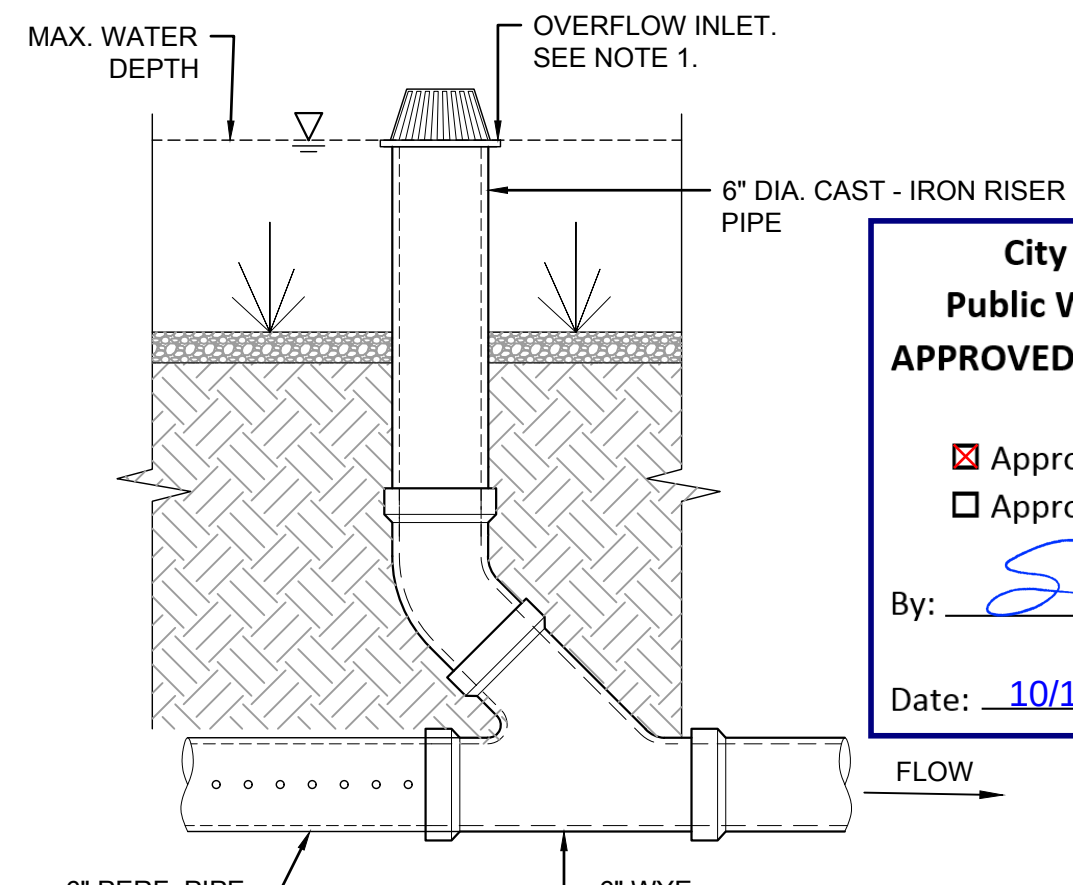
1 STANDARD CLEANOUT (COTG)

SCALE: NTS



2 STANDARD GRAVITY WYE CONNECTION

SCALE: NTS



- NOTES:**
1. OVERFLOW INLET WITH ATRIUM GRATE. ATRIUM GRATE SHALL BE 6" DIAMETER FROM ADVANCED DRAINAGE SYSTEMS OR APPROVED EQUAL.

3 OVERFLOW INLET

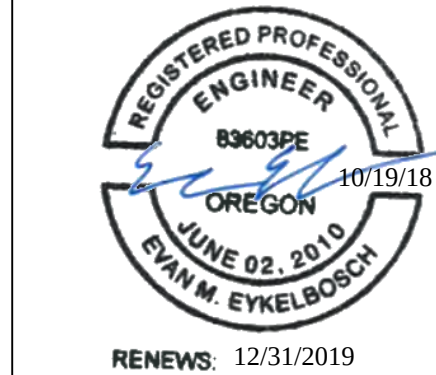
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Item #2.

AriaTouch
DESIGN | PLANNING | ARCHITECTURE
8903 SW NORDIC DRIVE, PORTLAND, OR 97223
CONTACTS:
CHRISTOPHER STAGGS AIA, NCARB, LEED AP
REGISTERED OREGON ARCHITECT
LICENSED OREGON GENERAL CONTRACTOR
14 (001)236-9128

FROELICH ENGINEERS
Portland: (503) 624-7005
Froelich-Engineers.com

Owner
ARIA TOUCH
making places that touch the human spirit



Project
CANEMAH COTTAGE HOMES
Oregon City, Oregon

MARK DATE

PERMIT SET

Sheet Title
DETAILS

Drawing No.

C4.1

Scale
As indicated

Date
10/18/18

Project No.
2016-01



FROELICH
ENGINEERS
Portland: (503) 624-7005
Froelich-Engineers.com

Owner
ARIA TOUCH
making places that touch the human spirit



Project
**CANEMAH COTTAGE
HOMES**
Oregon City, Oregon

MARK DATE

PERMIT SET

Sheet Title
**EROSION
CONTROL PLAN**

Drawing No.

C5.0

Scale
As indicated

Date
10/18/18

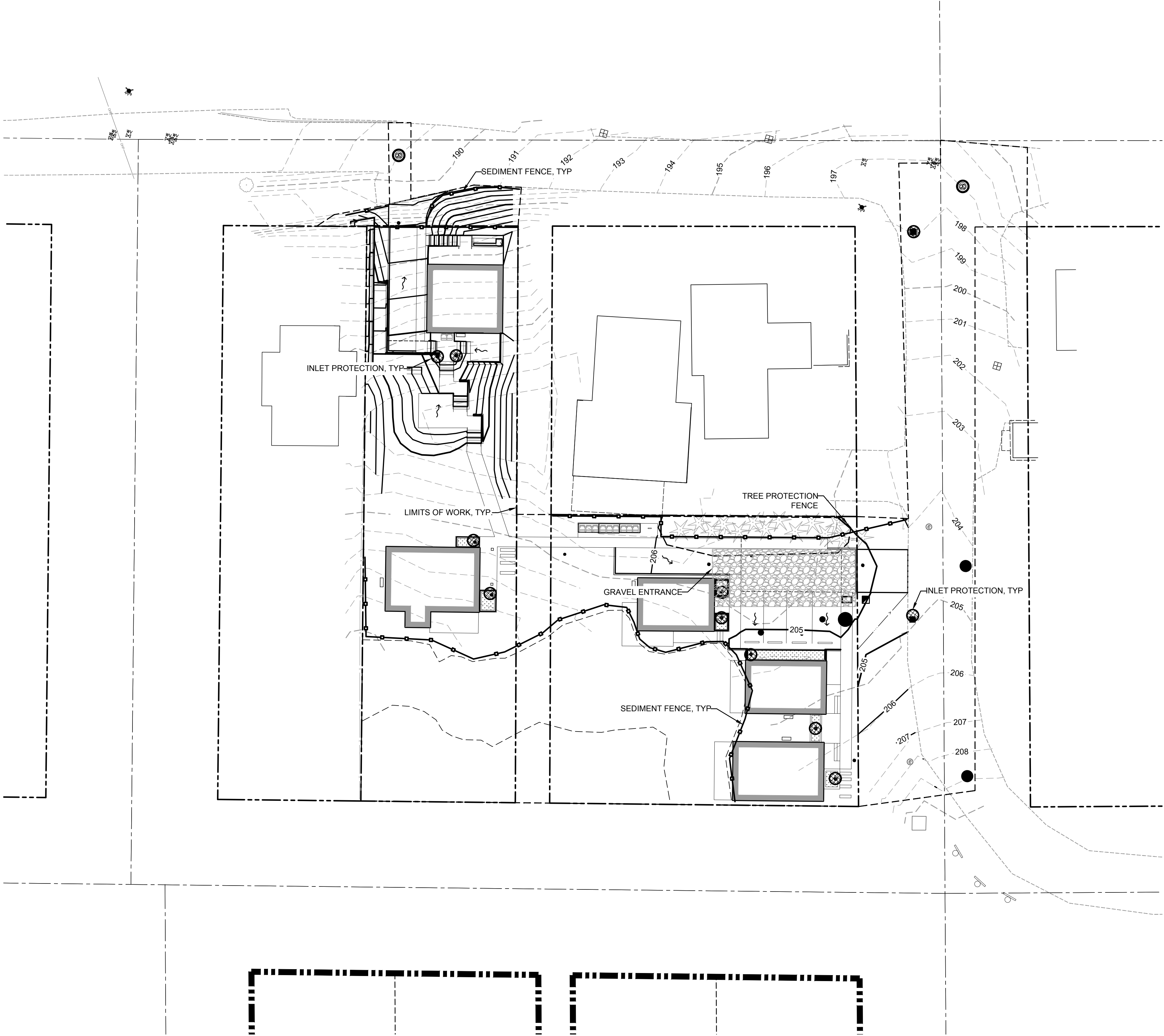
Project No.
2016-01

SHEET NOTES

1. SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS.

SHEET LEGEND

- PROPERTY LINE
- EX. CONTOUR MINOR
- EX. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- PROP. CONTOUR MAJOR
- EXTENT OF WORK
- SEDIMENT CONTROL FENCE. PLACE AT PROPERTY LINES; UNO (SHOWN OFFSET FOR CLARITY).
- INLET PROTECTION
- DRAINAGE FLOW DIRECTION
- TREE PROTECTION FENCE SEE LANDSCAPE PLANS
- GRAVEL ENTRANCE



City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

☒ Approved as Submitted
☐ Approved as Noted in Red

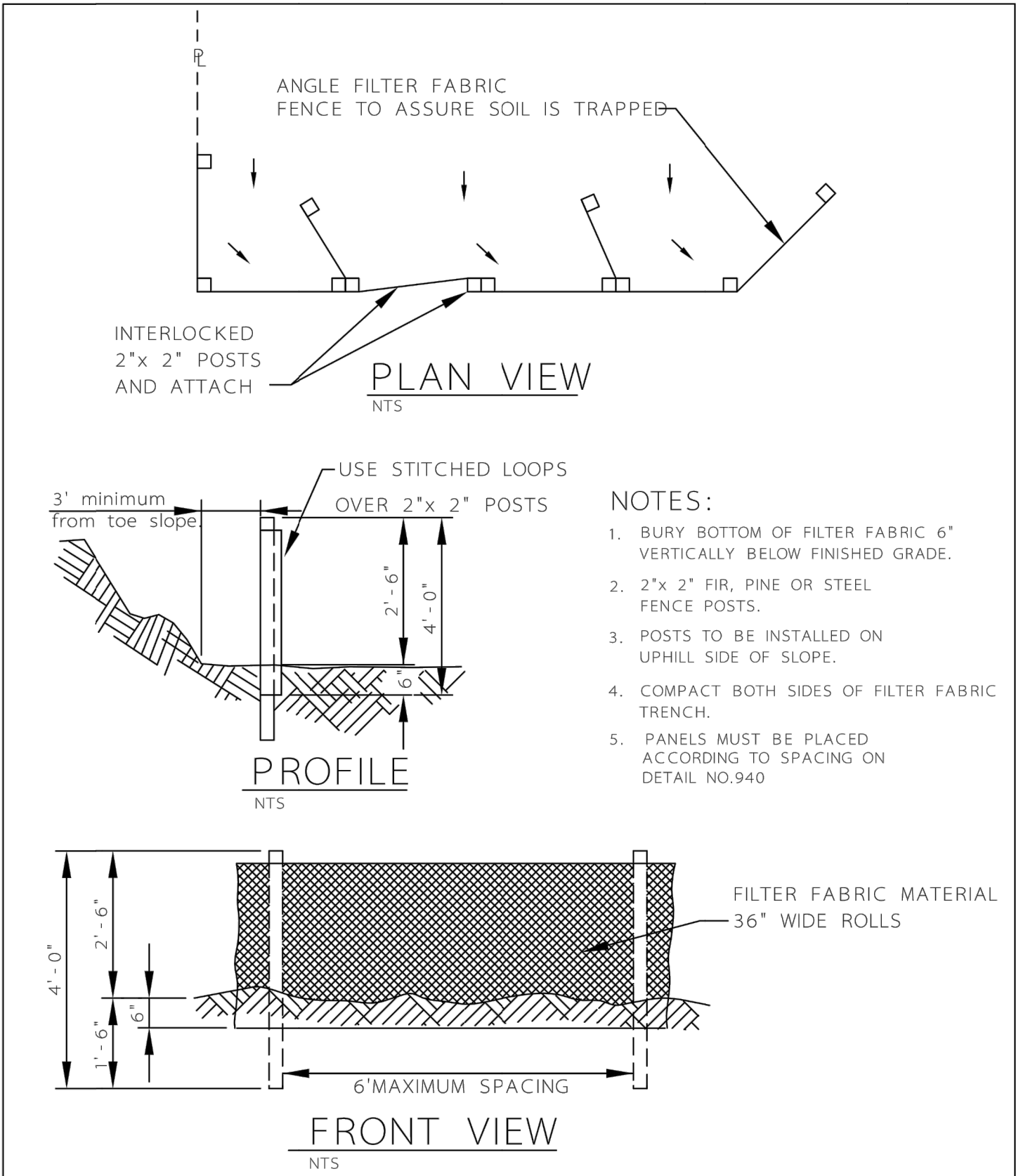
By: *Sungkan*
Date: **10/19/2018**

City of Oregon City
Public Works Department
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By: *Sanghan*

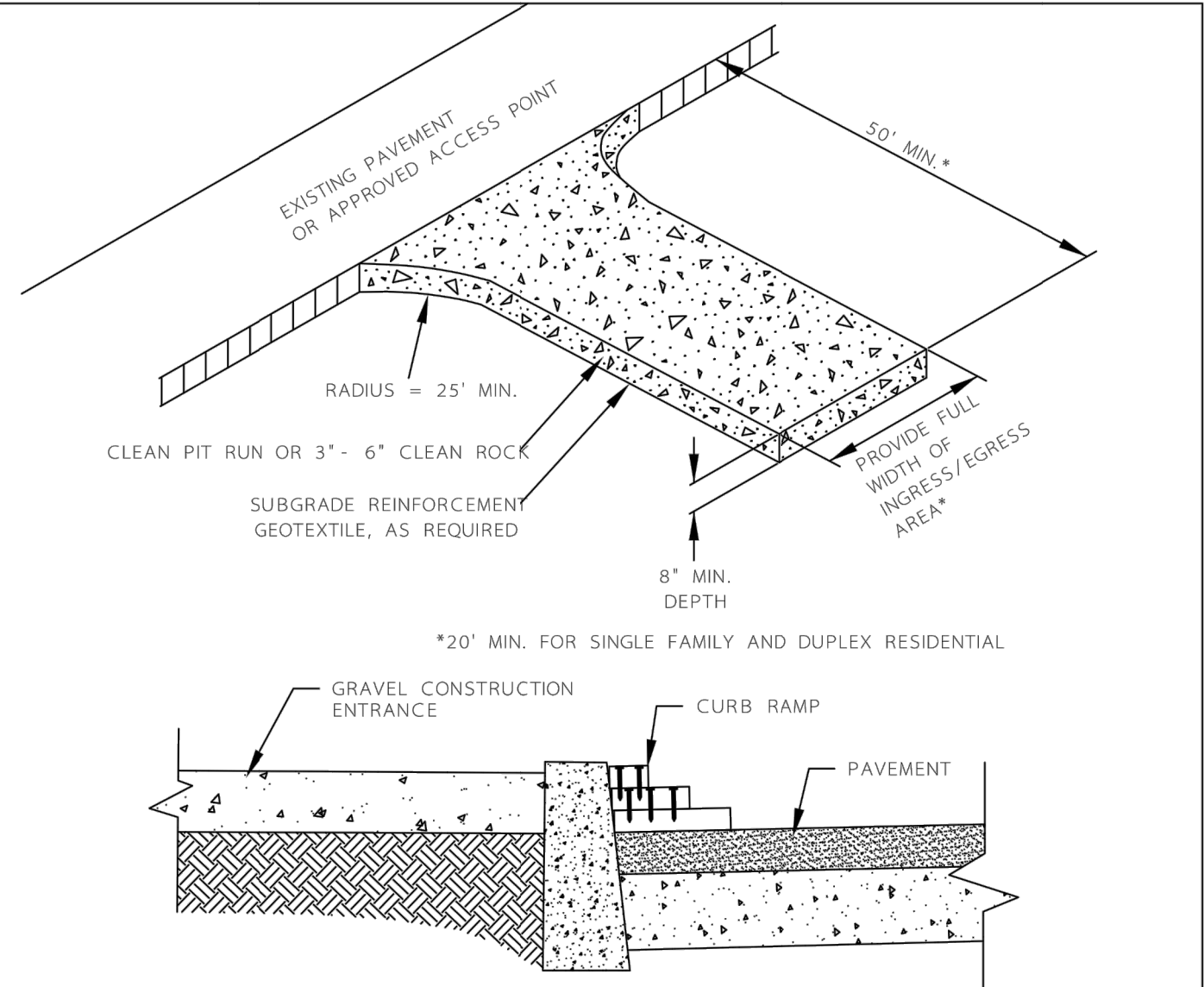
Date: 10/19/2018



SEDIMENT FENCE

DETAIL DRAWING 4 - 23

REVISED 01 - 09

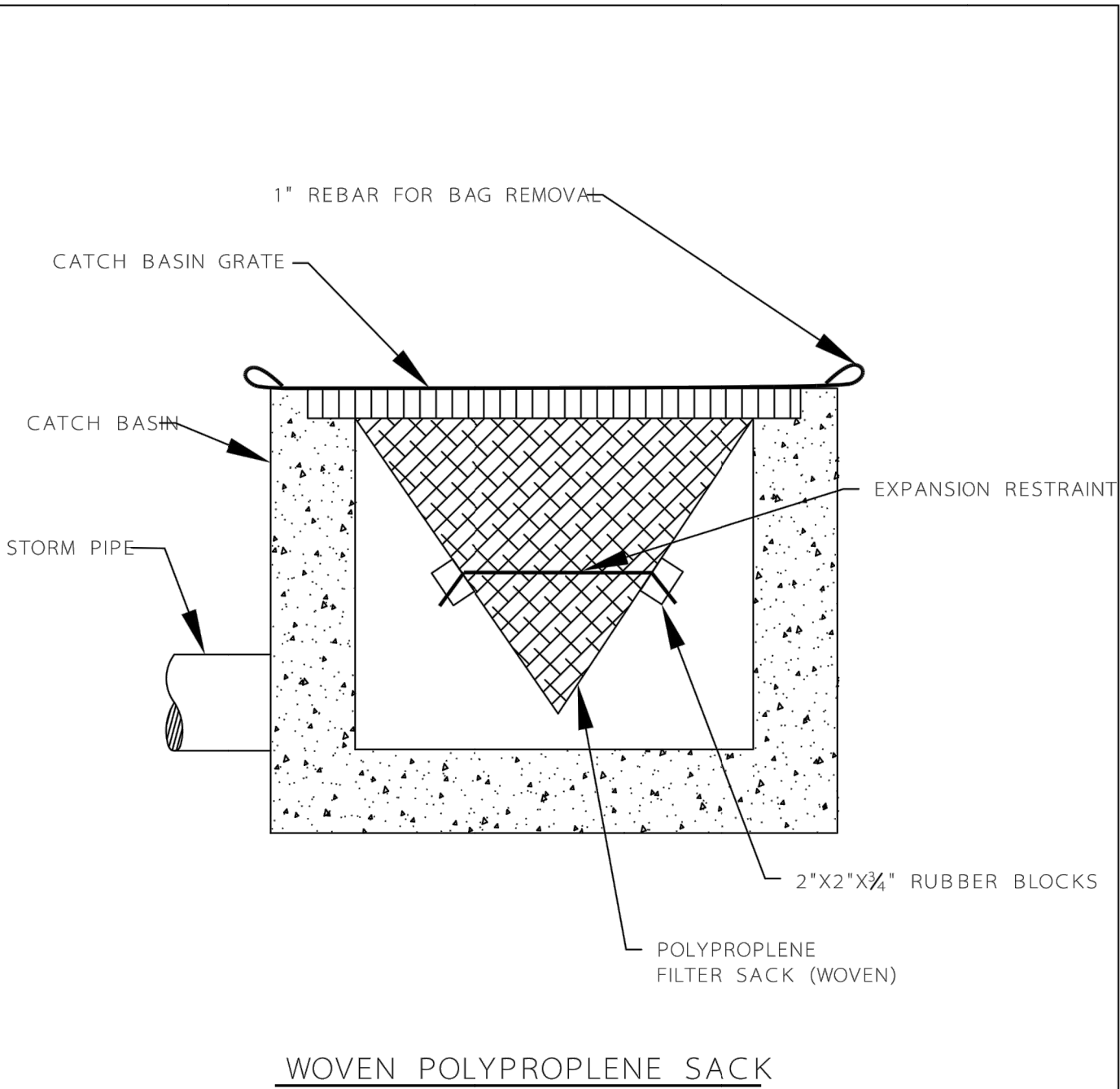


- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBRIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
 5. **DIMENSIONS**
SINGLE FAMILY
20' LONG BY 20' WIDE 8" DEEP OF ¾" MINUS CLEAN ROCK.
COMMERCIAL:
50' LONG BY 20' WIDE 3'-6" CLEAN ROCK,
GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

DETAIL DRAWING 4 - 13

REVISED 01 - 09



- NOTE:**
1. RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS. SIZE OF FILTER FABRIC INLET SACKS TO BE DETERMINED BY MANUFACTURER.

INLET PROTECTION TYPE 5

DETAIL DRAWING 4 - 19

REVISED 01 - 09

- STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:
1. WHEN RAINFALL AND RUNOFF OCCURS DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS MUST BE PROVIDED BY SOME ONE KNOWLEDGEABLE AND EXPERIENCED IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE.
 2. CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31 EACH YEAR.
 3. DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
 4. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
 5. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, A SURFACE MOUNTED AND ATTACHABLE, U-SHAPED FILTER BAG IS REQUIRED FRO ALL CURB INLET CATCH BASINS.
 6. SIGNIFICANT AMOUNTS OF SEDIMENT WHICH LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PREFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
 7. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
 8. SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3RD THE BARRIER HEIGHT, AND PRIOR TO THE CONTROL MEASURES REMOVAL.
 9. CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
 10. ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
 11. THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
 12. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
 13. OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
 14. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT.
NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
 15. PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPS THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPS MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
 16. IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST, THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
 17. WATER-TIGHT TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPS. SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
 18. ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
 19. THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
 20. THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
 21. WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
 22. IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPS MUST BE USED WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
 23. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD

1 OREGON CITY STANDARD EROSION CONTROL PLAN NOTES
SCALE: NTS

Item #2.

AriaTouch
DESIGN | PLANNING | ARCHITECTURE
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CONTACTS:
CHRISTOPHER STAGGS AIA, NCARB, LEED AP
REGISTERED OREGON ARCHITECT
LICENSED OREGON GENERAL CONTRACTOR
M (901)296-9028

FROELICH
ENGINEERS
Portland: (503) 624-7005
Froelich-Engineers.com

Owner

ARIA TOUCH
making places that touch the human spirit

Project

CANEMAH COTTAGE HOMES
Oregon City, Oregon

MARK

DATE

PERMIT SET

Sheet Title

EROSION CONTROL DETAILS

Drawing No.

C5.1

Scale

As indicated

Date

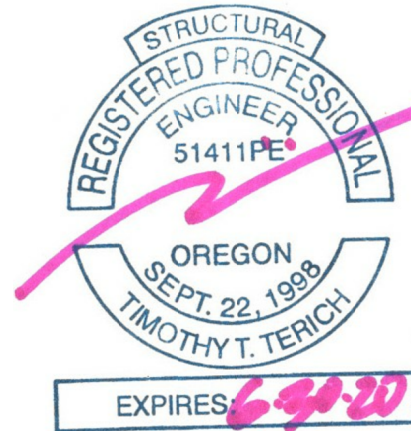
10/18/18

Project No.

2016-01



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Project
**CANEMAH COTTAGE
HOMES**
Oregon City, Oregon

MARK DATE

PERMIT SET

Sheet Title

RETAINING
WALLS

Drawing No.

S1.0

Scale

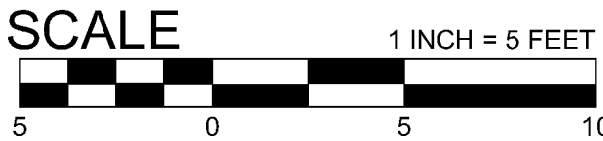
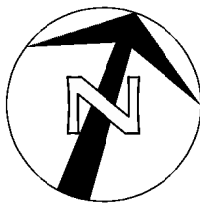
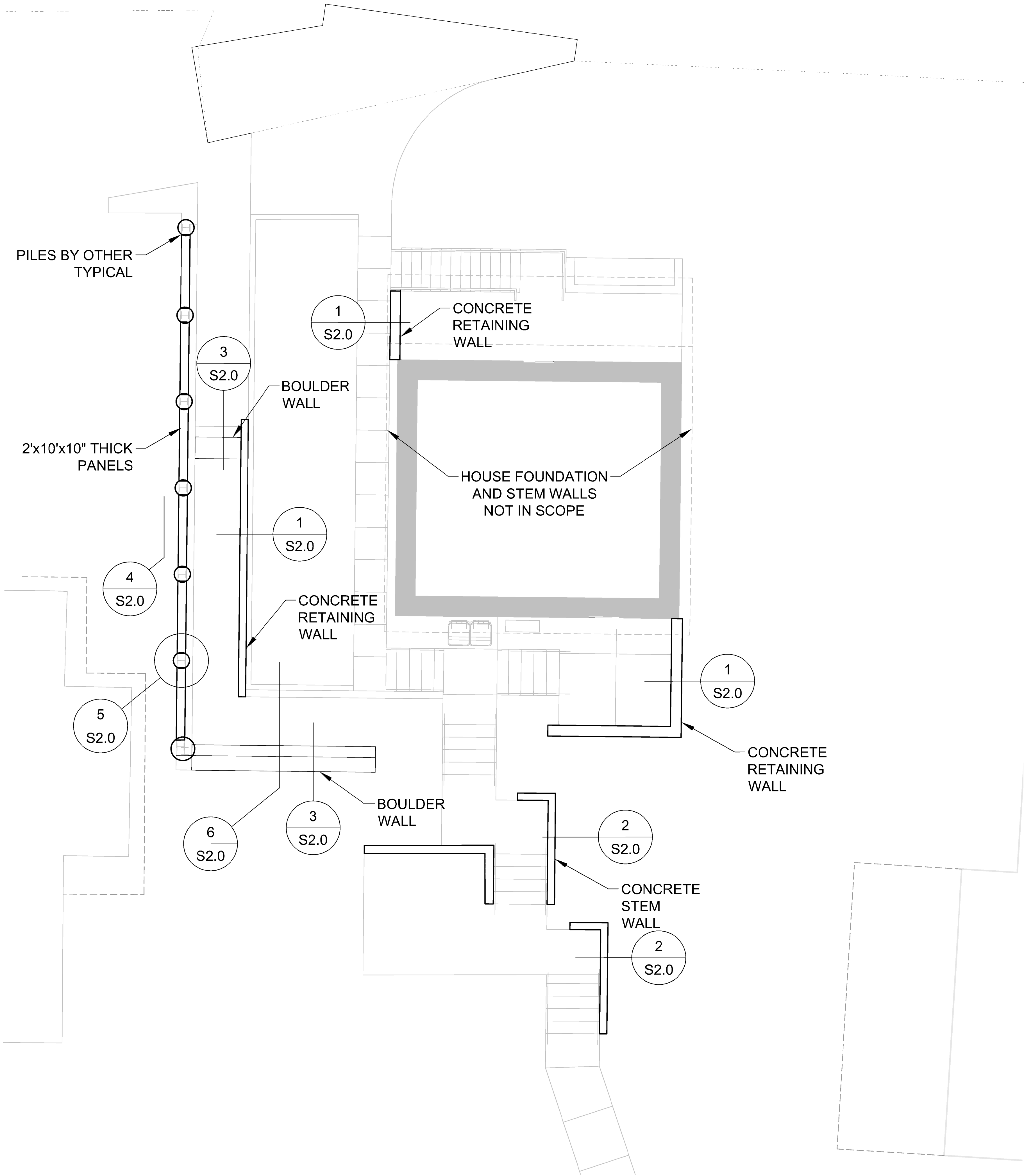
As indicated

Date

07/05/18

Project No.

2016-01



City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

☒ Approved as Submitted
☐ Approved as Noted in Red

By: *Sungkan*

Date: 10/19/2018

Technical drawing of a concrete retaining wall detail, showing cross-section and plan views with dimensions and labels.

Labels:

- REF DETAIL 2/SS FOR FENCE CONNECTION
- 3/4" CHAMFER, TYP
- 2" CLR
- 2" CLR
- HORIZ REINF REF SCHED
- VERT REINF REF SCHED
- 3/4" - 0" COMPACTED BACKFILL, REF GEOTECH REPORT
- 4" DIA PERF FOUNDATION DRAIN SET IN FREE DRAINING GRAVEL FILL
- HEEL REINF REF SCHED W/ STD HOOK
- 2" CLR
- 2" CLR
- DOWEL REF SCHEDULE
- FINISH GRADE
- #4 CONT (ALL FOOTING THICKNESS)
- 1'-6"
- 3" CLR
- 3" CLR
- 3" CLR
- LONG REINF REF SCHED
- #4 BARS @ 12" OC IN ALL FOOTINGS
- 3" CLR
- Lh
- Lt
- Lf

Dimensions:

- Hw
- Ht
- 1'-6"
- 3" CLR
- 3" CLR
- 3" CLR
- Lh
- Lt
- Lf

Scale: 1" = 1'-0"

Sheet: S2.0

Project: 17-C009

Section: 1

Detail: CONCRETE RETAINING WALL DETAIL

Technical drawing of a foundation cross-section. The drawing shows a 2' wide x 12' deep x 6" high foundation with a 2' wide x 12' deep x 6" high base. The foundation is reinforced with #4 bars at 12" OC horizontally and #4 bars at 16" OC vertically. The foundation is set in free draining gravel fill. The drawing includes dimensions for the foundation width (2'-6" MAX), height (1'-6"), and base width (2'-6" MAX). Reinforcement details include #4x12" DOWELS @ 16" O.C., #4 @ 12" OC HORIZ REINF, and #4 @ 16" OC TRANS. The drawing also shows a 3" CLR and a 2" TYP dimension.

2" TYP

#4x12" DOWELS @ 16" O.C.

#4 @ 12" OC HORIZ REINF

4" DIA PERF FOUNDATION DRAIN SET IN FREE DRAINING GRAVEL FILL

3" CLR

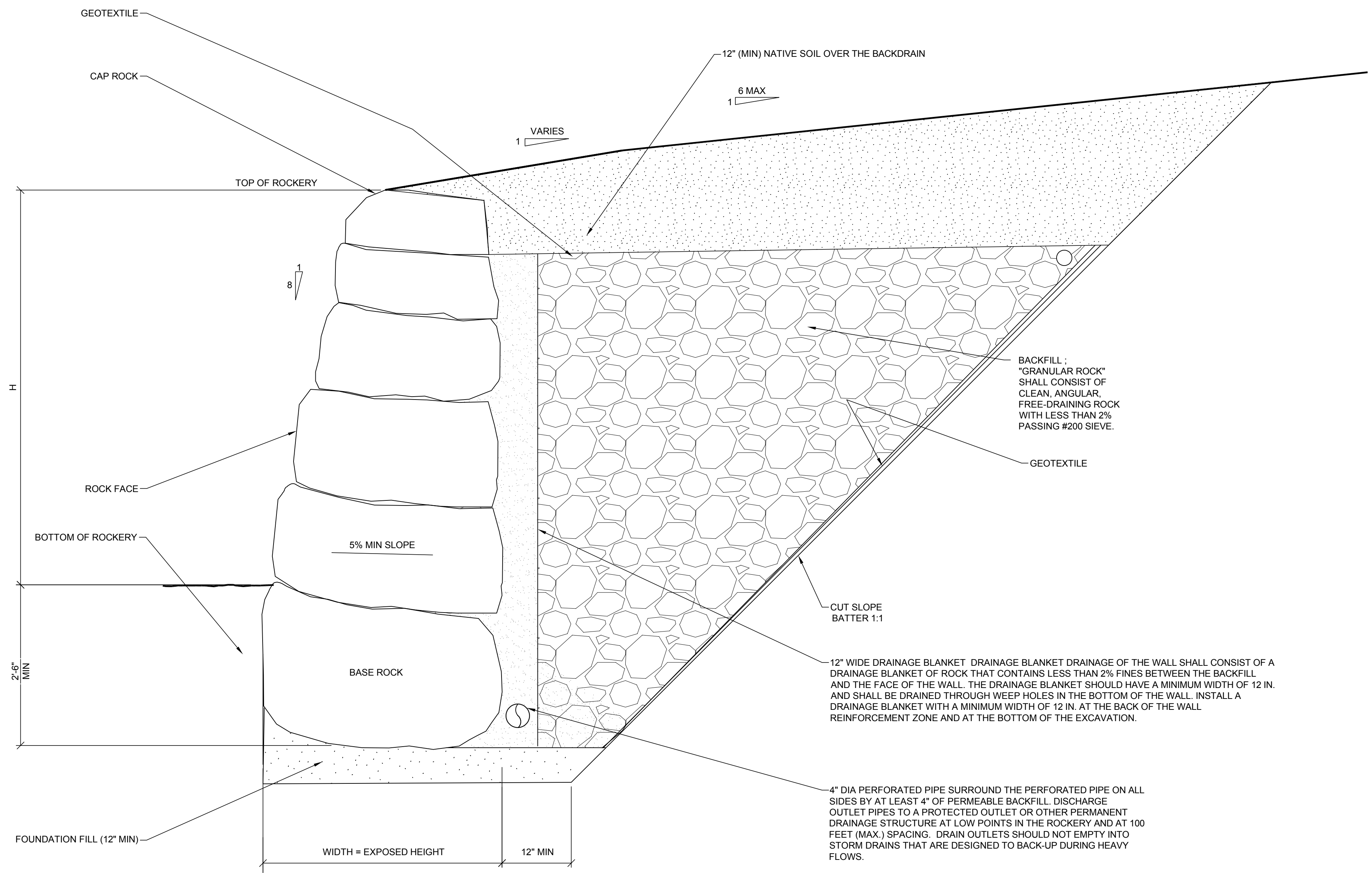
1'-6"

2'-6" WIDE x 12" DEEP x 6" CONT WITH (3) #4 CONT AND #4 @ 16" OC TRANS

42" MAX

2'-6" MAX

FINISH GRADE



BOULDER WALL REF 3/S2.0

****NOTE****
PLACE THE BOTTOM OF BOULDER WALL TO MEET $H < L$

CONCRETE RETAINING WALL REF 1/S2.0

1/2"x4"x12" FRONT PLATE TO BE ATTACHED TO WIDE FLANGE AS SHOWN - CENTER AT EACH CONCRETE PANEL HEIGHT
PRE-CAST CONCRETE PANEL AND REINF. REF 4/S2.0

W12 WIDE FLANGE BY OTHERS

TYP 1/4"

H

L

5	PRE-CAST CONCRETE PANELS CONNECTION TO W12X14 PILE
S2.0	1" = 1'-0" 17-C009

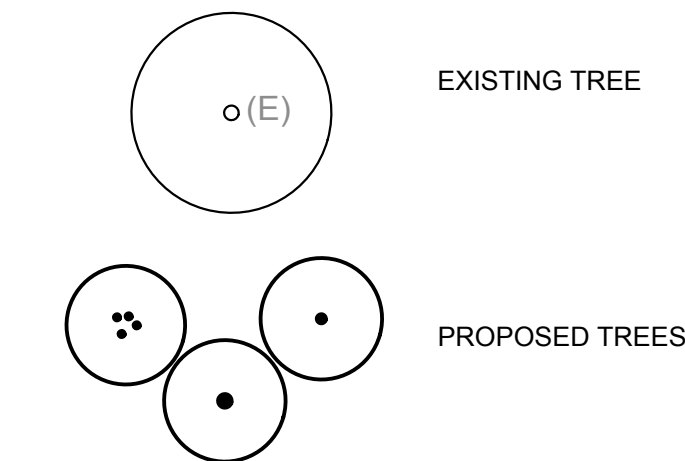


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PLANTING NOTES

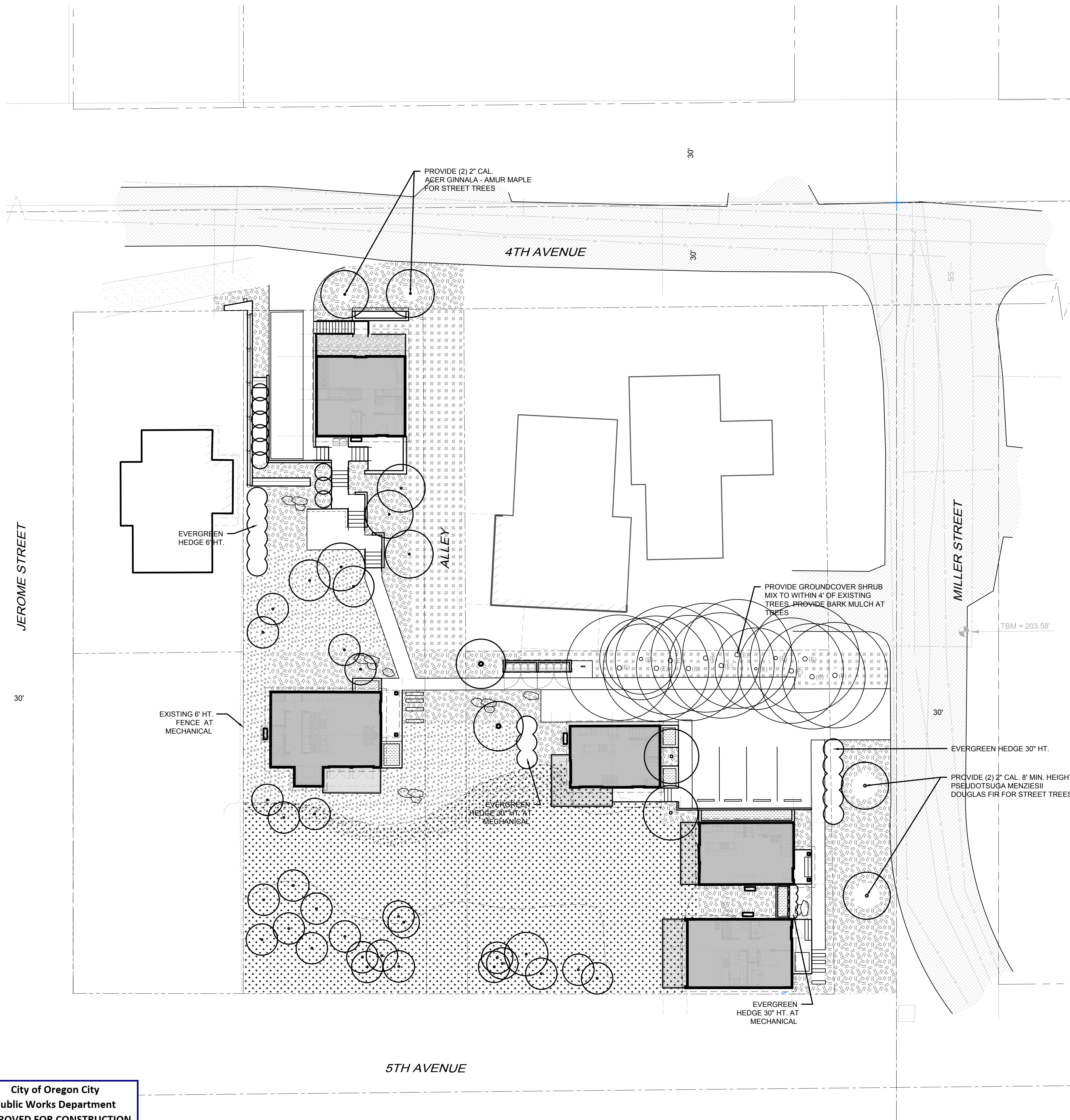
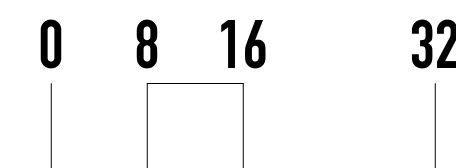
- SEE L-0.2 FOR EXISTING TREE MITIGATION AND PROTECTION
- SEE SHEETS L.3.0, L.3.1, L.3.2 FOR DETAILED PLANTING INFORMATION.
- STREET TREES TO BE LOCATED (2 EACH AT ROW ZONES) MIN 2" CALIPER FROM THE CITY APPROVED STREET TREE LIST.
- PROVIDE JUTE MATTING AT ALL PLANTING AREAS WHERE SLOPE EXCEEDS 2.5:1
- ALL PLANTING AREAS TO BE PLANTED WITH SHRUBS AND GROUNDCOVERS TO PROVIDE FULL COVERAGE WITHIN 2 YEARS OF INSTALLATION. PROVIDE SHRUB AND GROUND COVER MIX TO WITHIN 2' OF ALL NEW TREES AND TO 4' OF EXISTING TREES
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, INVASIVE PLANTS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
- ALL PLANTING AREAS TO BE EQUIPPED WITH EITHER A PERMANENT AUTOMATED IRRIGATION SYSTEM, OR A TEMPORARY SYSTEM TO IRRIGATE FOR PERIOD OF 2 GROWING SEASONS.

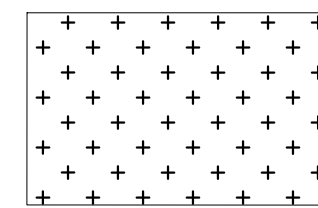
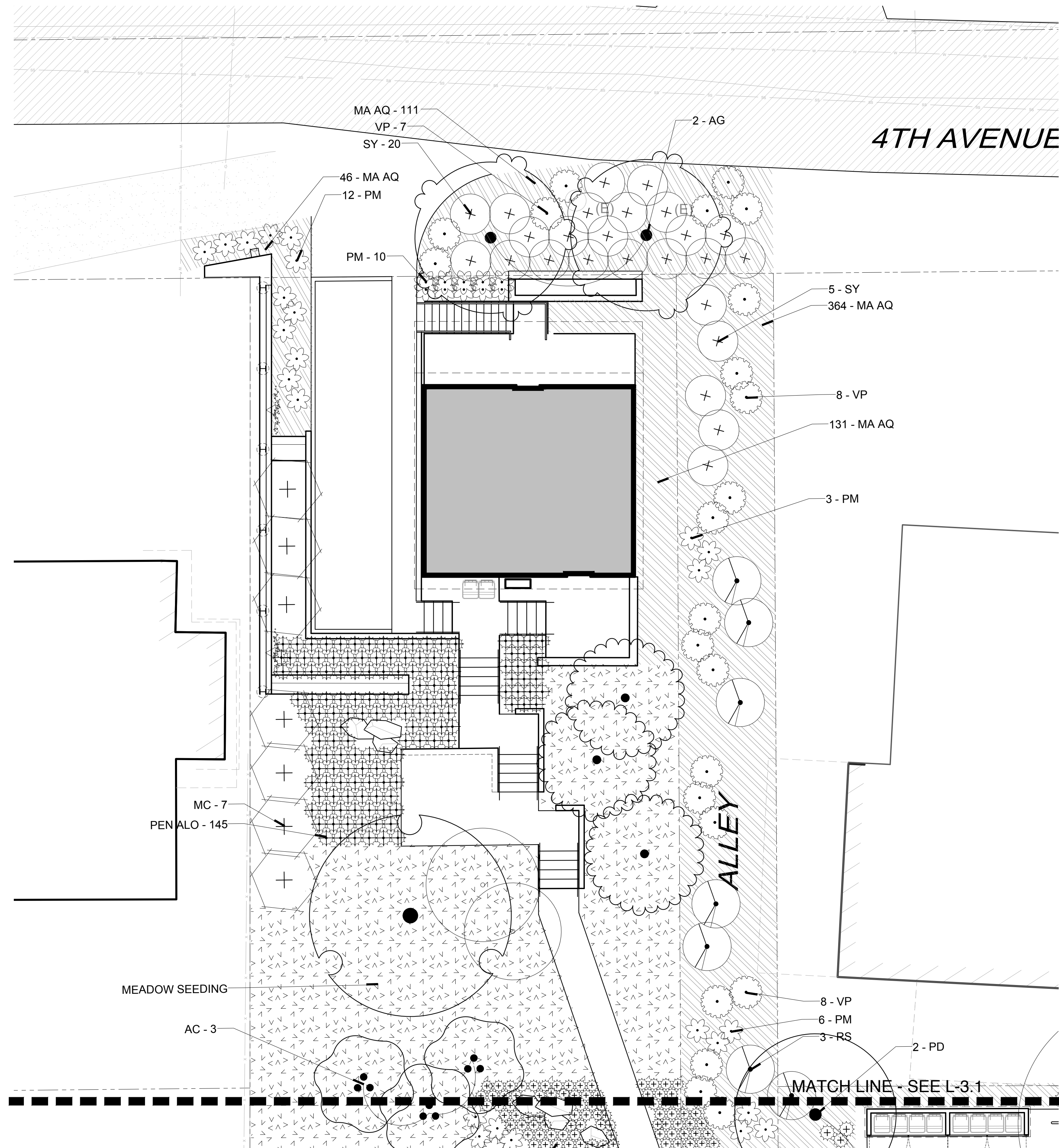
TREE LEGEND



PLANTING AREAS LEGEND

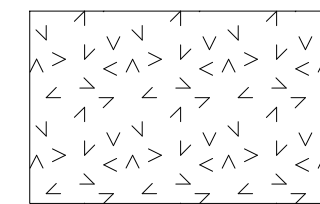
	EDGE SCREEN ZONE
	MIX OF SHRUBS AT 48" OC MAX. AND GROUNDCOVERS AT 18" O.C. MAX.
	Pseudotsuga menziesii Douglas Fir; 8' ht. Myrica californica California Wax Myrtle; 3' ht. 3' o.c.
	SHRUBS: Rhododendron occidentale Western Azalea; 3' ht. Vaccinium parvifolium Evergreen Huckleberry; 3' ht. Symphoricarpos albus Snowberry; 2' ht. Polystichum munitum Western Swordfern; 1 gal. Blechnum spicant Deer Fern; 2 gal. 24" o.c. Adiantum aleuticum Maidenhair Fern; 1 gal
	Groundcovers Mahonia aquifolium 'Compacta' Oregon Grape; 1 gal. 18" o.c.
	Vines at stone walls Hydrangea anomala petiolaris Climbing Hydrangea 2 gal. 6' o.c. Trachelospermum jasminoides Boston Ivy; 2 gal.
	ARCHITECTURAL PLANTING ZONE MIX OF SHRUBS AT 48" OC MAX. GROUNDCOVERS AT 18" OC MAX.
	Acer circinatum Vine Maple - 8' ht. Acer griseum Paperbark Maple - 2" cal. x Chitalpa tashkittensis 'Pink Dawn' - 2" cal.
	Polystichum munitum Sword Fern Blechnum spicant Deer Fern Adiantum aleuticum Western Maidenhair Fern Pennisetum alopecuroides 'Hameln'; 2 gal. Hamamelis x intermedia 'Diane' Witch hazel; 36" ht. 48" o.c. Sesleria autumnalis Autumn Moor Grass; 2 gal. 24" o.c. Rudbeckia fulgida 'Goldsturm'; 1 gal. 18" o.c.
	Mahonia repens Creeping Mahonia (Oregon Grape); 1 gal. 12" o.c. Oxalis oregana Redwood Sorrel 1 gal. 18" o.c.
	WETLAND AREA PLANTINGS TEMPORARY OVERSEED DURING MOWING AND INVASIVE REMOVAL: BIOFILTER MIX FOR WET AND SHADY AREAS; PROTIME PT830; 2-3 LBS/1000 SF
	TREES: 8 - ALNUS RUBRA RED ALDER 2" CAL. 8 - RHAMNUS PERSHIANA CASCARA - 5' HT. 4 - QUERCUS GARRYANA OREGON WHITE OAK 2" CAL.
	MEADOW PLANTINGS -3500 SF PROTIME PT 454 MEADOW SEED MIX; OVERLAP SEEDING WITH WETLAND PLANTINGS ZONE; QUARTER MOW ANNUALLY
	STORMWATER PLANTER CAREX OBNUPTA - 1 GAL 18" O.C. SPIRAEA BETULIFOLIA 'TOR' 1 GAL 36" O.C. -





WETLAND AREA PLANTINGS

TEMPORARY OVERSEED DURING MOWING AND INVASIVE REMOVAL: BIOFILTER MIX FOR WET AND SHADY AREAS; PROTOME PT830; 2-3 LBS/1000 SF

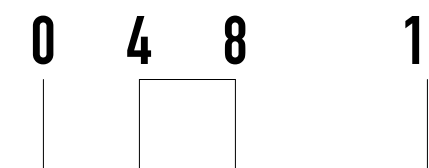


MEADOW PLANTINGS -3500 SF

PROTOME PT 454 MEADOW SEED MIX; OVERLAP SEEDING WITH WETLAND PLANTINGS ZONE; QUARTER MOW ANNUALLY

PLANTING NOTES

1. SEE L-0.2 FOR EXISTING TREE MITIGATION AND PROTECTION
2. STREET TREES TO BE LOCATED (2 EACH AT ROW ZONES) MIN 2" CALIPER FROM THE CITY APPROVED STREET TREE LIST.
3. PROVIDE JUTE MATTING AT ALL PLANTING AREAS WHERE SLOPE EXCEEDS 2.5:1
4. ALL PLANTING AREAS TO BE PLANTED WITH SHRUBS AND GROUNDCOVERS TO PROVIDE FULL COVERAGE WITHIN 2 YEARS OF INSTALLATION. PROVIDE SHRUB AND GROUND COVER MIX TO WITHIN 2' OF ALL NEW TREES AND TO 4' OF EXISTING TREES
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Project
CANEMAH COTTAGE HOMES
Oregon City, Oregon

MARK DATE

PERMIT SET

Sheet Title

PLANTING PLAN

Drawing No.

L -3.1

Scale

As indicated

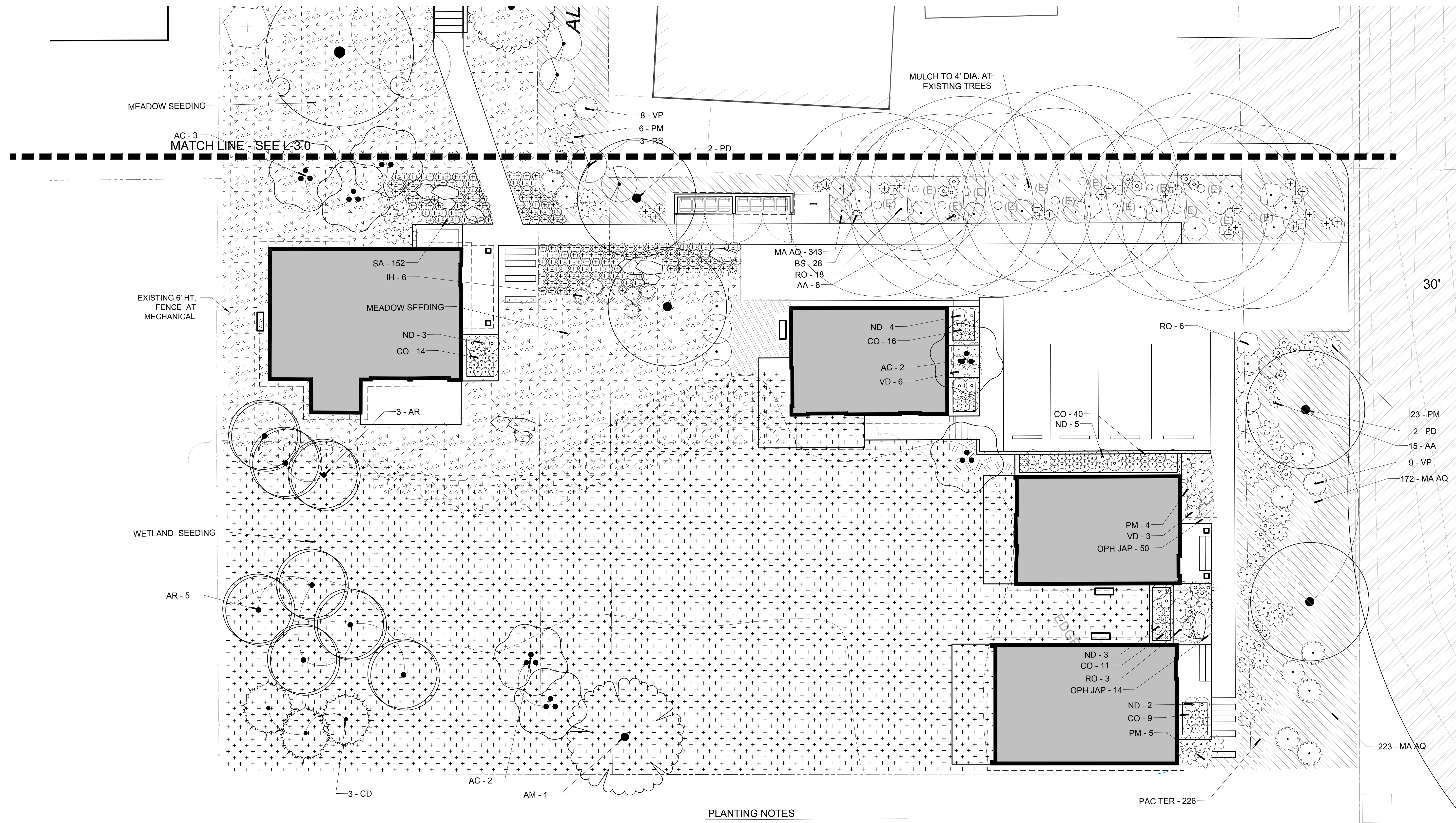
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10/10/18

Project No.

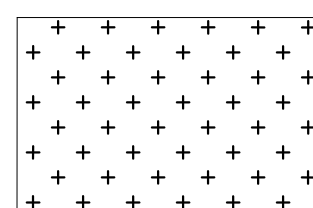
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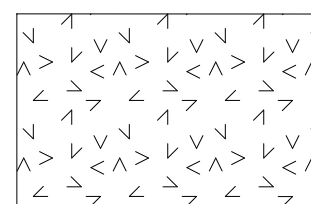
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WETLAND AREA PLANTINGS

TEMPORARY OVERSEED DURING MOWING AND INVASIVE REMOVAL:
BIOFILTER MIX FOR WET AND SHADY AREAS; PROTOME PT830; 2-3 LBS/1000 SF



MEADOW PLANTINGS -3500 SF

PROTOME PT 454 MEADOW SEED MIX;
OVERLAP SEEDING WITH WETLAND PLANTINGS ZONE; QUARTER MOW ANNUALLY

City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

- ☒ Approved as Submitted
☐ Approved as Noted in Red

By: *Sungkan*

Date: 10/19/2018

medium
LANDSCAPE ARCHITECTURE
+ design

4321 se windsor ct. portland oregon
503.780.1791 mediumla.com

Owner
ARIA TOUCH
making places that touch the human spirit



Project
**CANEMAH COTTAGE
HOMES**
Oregon City, Oregon

MARK DATE

PERMIT SET

Sheet Title
PLANTING PLAN

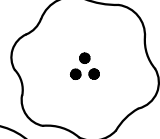
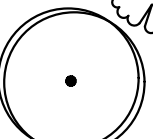
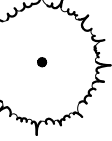
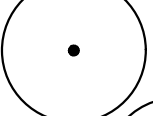
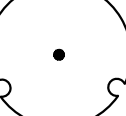
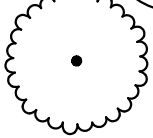
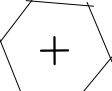
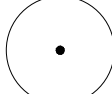
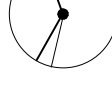
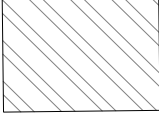
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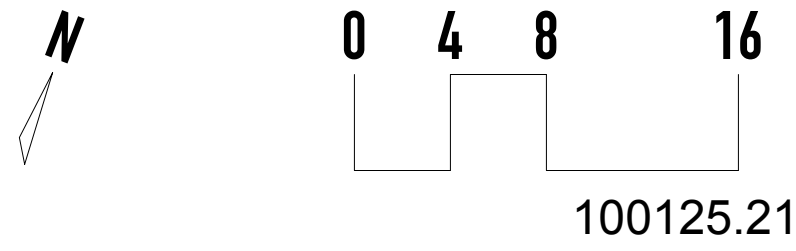
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Scale
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Date
10/10/18

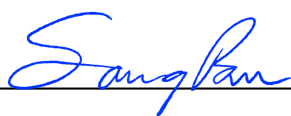
Project No.
2016-01

TREES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	AC	Acer circinatum / Vine Maple	2" cal.	7	
	AG	Acer ginnala / Amur Maple	2" cal.	2	
	AM	Acer macrophyllum / Big Leaf Maple	2" cal.	1	
	AR	Alnus rubra / Red Alder	2" cal.	8	
	CD	Calocedrus decurrens / Incense Cedar	1.5" cal.	3	
	PD	Pseudotsuga menziesii / Douglas Fir	8' ht. min.	4	
	QG	Quercus garryana / Oregon Oak	2" cal.	1	
	CP	x Chitalpa tashkentensis 'Pink Dawn' / Pink Dawn Chitalpa	2" cal.	3	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	AA	Adiantum aleuticum / Western Maidenhair	1 gal	24" o.c.	28
	BS	Blechnum spicant / Deer Fern	1 gal	24" o.c.	31
	CO	Carex obnupta / Slough Sedge	1 gal	18" o.c.	90
	IH	Ilex crenata 'Hoogendorn' / Hoogendorn Japanese Holly	2 gal	36" o.c.	6
	MC	Myrica californica / Pacific Wax Myrtle	1 gal	96" o.c.	4
	ND	Spiraea betulifolia 'Tor' / Tor Spirea	2 gal	30" o.c.	17
	PEN ALO	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	2 gal	24" o.c.	49
	PM	Polystichum munitum / Western Sword Fern	2 gal	36" o.c.	71
	RA	Rhododendron azalea 'The Hon. Jean Marie De Montague' / Rhododendron	2 gal	60" o.c.	4
	RO	Rhododendron occidentale / Western Azalea	1 gal	48" o.c.	29
	RS	Ribes sanguineum 'White Icicle' / White Flowering Currant	1 gal	72" o.c.	7
	SA	Sesleria autumnalis / Autumn Moor Grass	1 gal	18" o.c.	152
	SY	Symphoricarpos albus / Common White Snowberry	2 gal	60" o.c.	25
	VP	Vaccinium parvifolium / Red Huckleberry	2 gal	48" o.c.	32
	VD	Viburnum davidii / David Viburnum	1 gal	30" o.c.	5
VINE/ESPALIER	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	PT	Parthenocissus tricuspidata / Japanese Creeper	1 gal	72" o.c.	1
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY
	MA AQ	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	4"pot	18" o.c.	1,458
	OPH JAP	Ophiopogon japonicus 'Nigra' / Black Mondo Grass	1 gal	9" o.c.	64
	PAC TER	Pachysandra terminalis / Japanese Spurge	4"pot	12" o.c.	295

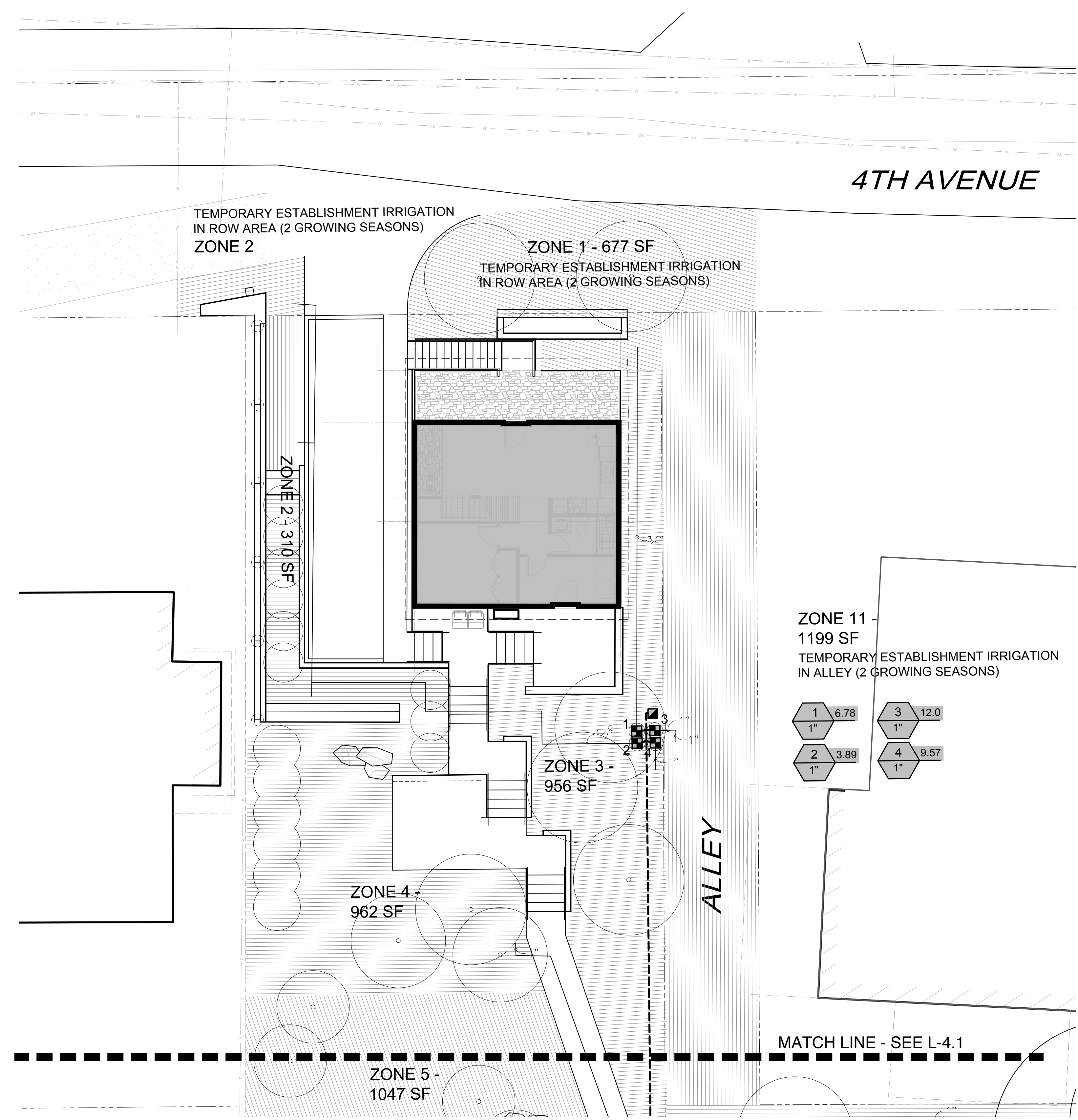


City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

☒ Approved as Submitted
☐ Approved as Noted in Red

By: 

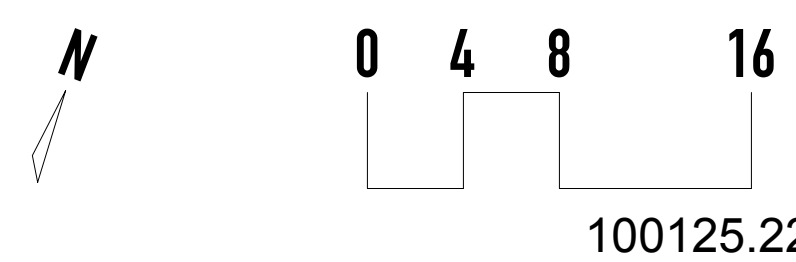
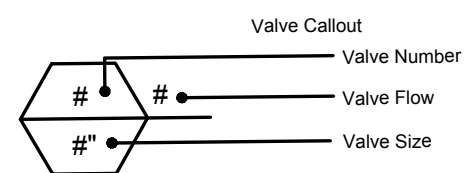
Date: 10/19/2018



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird XCZF-100-PRF Medium Flow Drip Control Kit. 1" DV Valve with 1" Pressure Regulating Filter at 40psi, and MDCF Fitting. 3gpm-15gpm.	11
▨	Area to Receive Dripline Rain Bird XFD-06-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.6 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	9,383 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird 3-RC 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	3
BF	Febco 860 3/4" Reduced Pressure Backflow Preventer	1
1	Rain Bird ESP4ME with (2) ESP-SM3 10 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1
01	Point of Connection 1"	1
—	Irrigation Lateral Line: CPVC Schedule 40	507.0 l.f.
---	Irrigation Mainline: Blu-Lock and PVC Class 200 Blu-Lock pipe, as manufactured by Hydro Rain, 1/2" to 1", then PVC Class 200 for 1-1/4" and larger.	224.5 l.f.
----	Pipe Sleeve: CPVC Schedule 80	66.4 l.f.



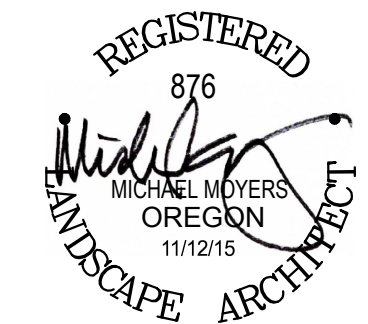
City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

☒ Approved as Submitted
☐ Approved as Noted in Red

By: Sungkan
Date: 10/19/2018



Owner
ARIA TOUCH
making places that touch the human spirit



Project
CANEMAH COTTAGE HOMES
Oregon City, Oregon

MARK DATE

PERMIT SET

Sheet Title
IRRIGATION PLAN

Drawing No.
L -4.1

Scale
As indicated

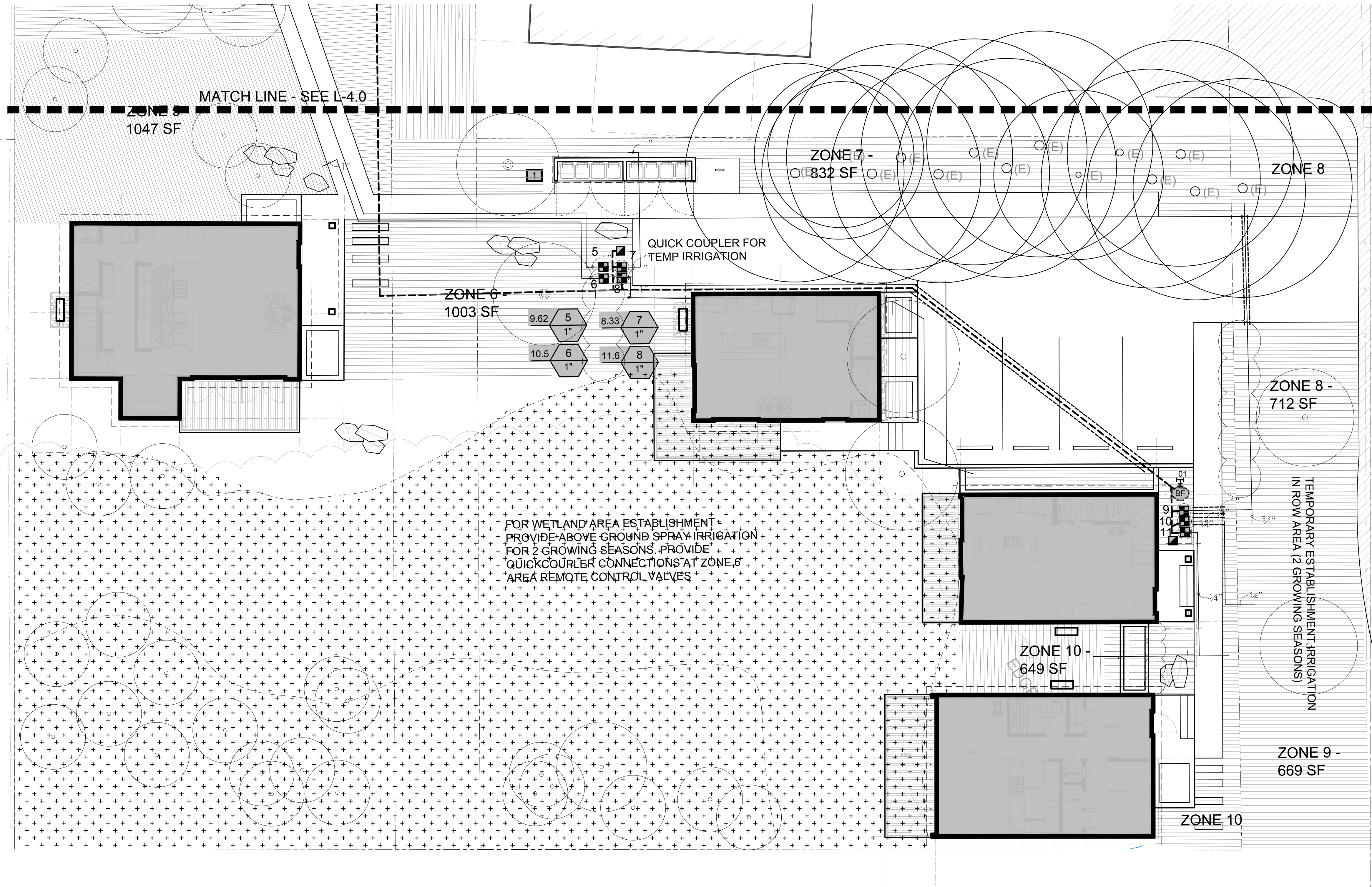
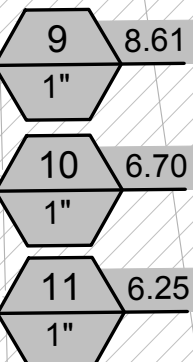
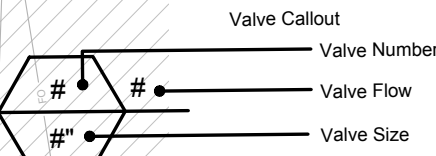
Date
10/10/18

Project No.
2016-01

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 3-RC 3/4" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 1-Piece Body.	3
	Febco 860 3/4" Reduced Pressure Backflow Preventer	1
	Rain Bird ESP4ME with (2) ESP-SM3 10 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1
	Point of Connection 1"	1
	Irrigation Lateral Line: CPVC Schedule 40	507.0 l.f.
	Irrigation Mainline: Blu-Lock and PVC Class 200 Blu-Lock pipe, as manufactured by Hydro Rain, 1/2" to 1", then PVC Class 200 for 1-1/4" and larger.	224.5 l.f.
	Pipe Sleeve: CPVC Schedule 80	66.4 l.f.



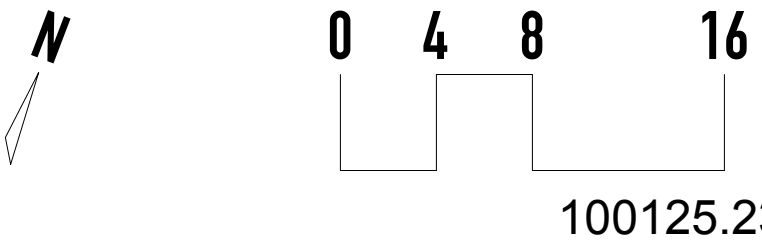
City of Oregon City
Public Works Department
APPROVED FOR CONSTRUCTION

☒ Approved as Submitted
☐ Approved as Noted in Red

By: *Sanghan*

Date: 10/19/2018

5TH AVENUE





HOUSE #1



HOUSE #1



HOUSE #1



HOUSE #1



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INITIATIVE
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HOUSE #1



HOUSE #1

HOUSE #1



HOUSE #2



HOUSE #2



HOUSE #2



HOUSE #2



HOUSE #4 and 5



HOUSE #3 and 4



HOUSE #3



HOUSE #3



HOUSE #3



HOUSE #5

HOUSE #4

HOUSE #4



HOUSE #5



SIERRA
PACIFIC

HOUSE #5



HOUSE #4



HOUSE #5



HOUSE #3, 4 and 5



HOUSE #3, 4 and 5



HOUSE #4 and 5

From: [Paul Edgar](#)
To: [Kelly Reid](#)
Cc: [Laura Terway](#); [Paul Edgar](#)
Subject: Cottage Home Development Hearing, sharing subjective decision making criteria and what is needed to enable good decision making
Date: Monday, February 22, 2021 10:50:43 AM

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.

Kelly, I am having problems with getting my Thunderbird Email Browser setup with pedgar@orcity.org. With the power out and now back on I am going to try to now get started with the process of getting through 9 days of unread and/or acted upon email traffic, with 700 plus emails in my inbox. I started to think about it and work-up to early and could not go back to sleep. So here I am. I tried to create this email from within Thunderbird and use pedgar@orcity.org and could not make that happen, as yet.

In reference to the HRB hearing and review of the Cottage Homes, I would like for you to send out this document initially prepared by the Historic Preservation League of Oregon and now labeled "Restore Oregon" on Compatible Infill Design Principles for New Construction in Oregon's Historic Districts. [UPDATED-RO-Special-Report-Compatible-Infill-Devel-Final_web.pdf \(historicpreservationleague.com\)](#)

The Table of Contents: 1. Purpose, 2. Why Good Infill Matters, 3. The Value of Oregon's Historic Districts, 4. Advising, Encouraging, and Regulating, 5. What Makes a Good Guideline?, 7. Principles for Infill Construction, 8. Strategies for Implementation.

There is significant importance within writing referencing National Register Historic Districts found within this document: **"The Preservation Roundtable was organized by Restore Oregon, formerly the Historic Preservation League of Oregon, to bring together diverse stakeholders to analyze and develop solutions to the underlying issues that stymie preservation efforts. The inaugural topic in 2010 was "Healthy Historic Districts in a Changing World—Compatibility and Viability." Nearly one hundred people participated, arriving at nine recommendations published in a report titled Healthy Historic Districts – Solutions to Preserve and Revitalize Oregon's Historic Downtowns. An electronic copy is available on Restore Oregon's website."**

"The 2011 Preservation Roundtable focused in on "Design Standards for Compatible Infill," one of the recommendations from the 2010 report, to provide clarity and consistency for review of new construction projects in historic districts. The principles and approaches to implementation that follow come from the best source: the people that live, work, own property, govern, and build within the state's 123 National Register historic districts."

Please Note, that these "Standards, Principles and Guidance" are coming collectively from 100 highly knowledgeable and valued sources, from within Restore Oregon to help us better understand their definition of "Compatible Infill" for the State of Oregon with New Infill building within the state's 123 National Register Historic Districts".

"The Secretary of the Interior's Standards for the Treatment of Historic Properties

mandates that additions to historic buildings must differentiate new from old. Furthermore, the Standards imply that a Modern or Postmodern approach is best for additions on historic structures (an interpretation with which Restore Oregon does not agree). Though there is no Secretary of Interior "Standard for Compatible Infill," it has often been assumed that new construction in Oregon's historic districts must also be differentiated – with widely differing ideas of what "differentiated" means.¹

"Today, planners and politicians across the state are working to limit sprawl by diversifying and densifying existing urban areas to create walkable 20-minute neighborhoods. Although many still think there's a conflict between preserving historic places and boosting density, increasing the square footage in Oregon's historic districts represents an economic, social, and environmental opportunity."

"This report outlines seven baseline Principles for New Construction intended to promote responsible infill within Oregon's historic districts. In practice, they would function as a Secretary of the Interior's Standard for Compatible Infill. While many of our recommended principles differ from the current Secretary's Standards and some preservation theories, they are intended to chart a course for Oregon predicated on the belief that historic districts are significant resources far greater than the sum of their component properties."

"Standards: Prescriptive standards are an effective means to address elements such as height, massing, and setbacks from property lines in order to ensure new construction shares attributes typical to a particular area. Standards are generally black and white, providing a measurable box in which new construction can take shape. Standards that provide across-the-board clarity for what can and cannot be built in a historic district are objective and highly effective. However, it is difficult for standards to guide the textural compatibility needed for new construction to fit comfortably and appropriately in a historic district. Design guidelines, discussed in the next section, better address the more subjective compatibility that cannot be expressed in standards. The advantage of standards is that they are clear and objective in nature, easily applied across the board with a minimum amount of discretion and training."

"Design guidelines: The application of design guidelines blends guidance and rules. Guidelines are aspirational and descriptive; standards are prescriptive. Guidelines are discretionary in nature since judgment is required to determine whether aspects of a project are consistent with their intent. Guidelines can be advisory or serve as approval criteria applicants must meet. Design guidelines therefore require more expertise to apply on the part of city staff, project designers, and other regulatory decision makers. However, it is this expertise and judgment that is their strength. Guidelines demand more of projects, but provide for flexibility in their interpretation. In order to balance this flexibility while providing projects certainty and predictability, guidelines must be well crafted."

It again, must be noted and the HRB members should be informed that the LCDC ruled in the case of the Cottage Home Development that Oregon City's Historic District "Design Guidelines must be complied with and are equal with OCMC 17.40 Codes "Standards".

"Each principle consists of a title, statement of intent, and bulleted considerations about how each might be implemented. The principles are intended to be similar in character

to the Secretary of Interior's Standards, however, they are specific to new construction and unique in content. Since the term "standards" in Oregon typically refers to specific measurable characteristics (see page 6), this report has chosen to use the word "principles" to describe these foundational tenets."

These Seven (7) Principles, provide "Critical Thinking Criteria and Value Determination" which can be used as an aid in guidance in how we can apply subjectivity to criteria subject to OCMC 17.40 Codes within HRB Decision Making, in National Register Historic Districts like what we have with Canemah.

1. The District is the Resource, Not its Individual Parts

Designated historic districts are significant as a collective whole and must be considered as such, and protected in their entirety. This is the primary, overarching principle. New construction must respond to and protect the integrity of the overall historic district in much the same way as an addition does to a historic building. The National Register nomination is the primary source for district significance and defining characteristics, and should inform the design of new construction.

2. New Construction Will Reinforce the Historic Significance of the District

Infill buildings should relate to and strengthen the core characteristics of the district, as identified in the National Register nomination Statement of Significance. New construction should build upon the story of the district through its design, landscape, use, cultural expression, and associated interpretive displays. An understanding of the character and significance of the district should predicate any design or development activities. If applicable, cultural expressions and/or historic uses within the district should be considered in design or development activities.

3. New Construction Will Complement and Support the District

Most historic districts have a discernable aesthetic rhythm of massing, scale, and siting. Infill buildings should not deviate in a detracting manner from these elements, but appear as complementary members of the district. Lot size, massing, siting, floor area ratio, and height must correspond to the contributing buildings within the district. Whenever possible, new construction should support the viability of adjacent historic buildings through shared ADA and upper story access, structural stability, and mechanical and environmental systems. New buildings may provide uses not found within the district if such uses are in demand and if adapting historic buildings for such uses would be detrimental to the historic fabric.

4. Infill Will Be Compatible Yet Distinct

New buildings should be identifiable as being of their period of construction; however, they should not be so differentiated that they detract from – or visually compete with – their historic neighbors. Within historic districts, compatibility is more important than

differentiation. Because the district is the resource, the reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions should be done in accordance with the Secretary of the Interior Standards for Reconstruction. New buildings should be identified through signage or other interpretative means to relate them to the context of the district's historic significance. Style is discouraged from being the primary indicator of differentiation. Means of differentiation may include materials, mechanical systems, construction methods, and signage.

5. The Exterior Envelope and Patterning of New Buildings Will Reflect District Characteristics

Infill design elements, patterning, texture, and materials should reflect the aesthetic and historic themes of the district. Patterns of fenestration, building divisions, setbacks, and landscapes that are characteristic of the district should inform the design of new buildings. Mechanical and automobile infrastructure should be appropriately concealed when not consistent with the district's character.

6. Contributing Buildings Will Not Be Demolished to Create Infill Opportunities

Properties deemed "contributing" in the National Register nomination or through subsequent research or rehabilitation must not be removed or rendered non-contributing to make way for new construction. Consideration should be given to the demolition of non-contributing buildings 50 years of age or older on a case-by-case basis, dependent on the character of the district. Buildings deteriorated beyond repair may be demolished if so determined by the State Historic Preservation Office and local preservation staff/commission. Properties deemed non-contributing to the district should be retained and/or documented if they have achieved historic significance over time.

7. Archeological Resources Will Be Preserved in Place or Mitigated

When new construction must disturb archaeological resources, mitigation measures should contribute to the story of the district. Archaeological mitigation must conform to local, state, and federal laws and accepted professional standards. When appropriate, archaeological mitigation should be accessible to the general public in an educational capacity. Information yielded from archaeological mitigation should be interpreted in the new building and throughout the district.

It will be my intent to reference this document and what is suggested as "Compatible Infill Design Principles" as subjective guidance when we are asked to make determinations with what to do within the review of OCMC 17.40 Codes, Oregon City Historic District Building Guidelines, and Conditions of Approval that were granted by previous HRB actions to the Cottage Home Development.

I also would like for you to send out to the others a pdf copy of a document I prepared some

years ago that was derived from this Restore Oregon Special Report. I will take the document over to City Hall or to the Planning Office, your choice to also be sent out to my fellow HRB members as a reference document on guidance within "Subjective Process and Thinking" when being asked to determine the extent of what to do and to what extent the builder-contractor must comply with "OCMC 17.40 Codes, Oregon City Historic District Building Guidelines, and Conditions of Approval that were granted by previous HRB actions".

This Second Document's reads on it's first line: "What, Why and How of Stewardship". Next is the heading: "The Canemah National Register Historic District, with Federal Recognition of Historic Places Status". It also includes the important "Statement of Significance in text and the "Setting" description from the National Nomination Document for Historic Places status of the Canemah National Register Historic District.

It will be my intent to inform all of the members of the Oregon City Historic Review Board and the applicant of these referenced documents and information included as guidance in our task of "Stewardship" within decision making. It appears most of what we will be asked to make decision on, will be on compliance and the extent of the need to be in compliance with the Codes, Building Guidelines and Conditions of Approval.

Can you get this out to everyone as this is important in providing greater insight and reference within creating a Value Structure within a Critical Thinking Process. When review all options with the upcoming hearing on the Cottage Home Development and what in the past has been allowed in and with developments in our Historic Districts to not comply with Codes and Standards of allowable siding with new infill, have we ever allowed all sides of new Infill Building from all aspects to **"Not to Comply with the final "Conditions of Approval"**. We see a reference with a the precedence set on a recent building on Center Street, where the decision was made that it must comply with "Conditions of Approval" and they did not just have to replace the siding material on the front side of that building, they were required to replace the siding on all sides to be in compliance with the "Conditions of Approval".

I would also like more reference of where decisions were made by the HRB to wave the total need for compliance of "Conditions of Approval" with identified violations of Windows with new Infill in all places where ever it exists. I am trying to dig deeper into the possible selective and subjective choices of where it can be shown that the HRBs in the past have allowed new infill construction to not be in total compliance with all codes and conditions associated with windows. This to me is part of "Stewardship and Precedence" of past and future and the importance of "The Eyes of Historic Building" and this is where we must compare these windows with other Contributing Historic Structures in the immediate area. We need to see with referenced pictures of what these Historic Windows had in defining features and than relate it to the codes. Without these pictures and cross reference to the codes we are in a very subjective place on what we may be asked to make determinations on.

On Cottage Home #1, we have six (6) windows across the front of this Cottage Home, which appears to not be compatible with any compatible contributing Historic Home in design, in Canemah? Is this OK, and was this approved within the "Conditions of Approval"? A picture of the six (6) windows and their design needs to be part of the decision making criteria for this hearing. Pictures of the Door Side Windows on Cottage Homes #4 and #5 need to be made available with the reasons why they are considered OK within the "Conditions of Approval.

The question of should Sky-Lights, on the roofs be visible from coming down 5th Avenue or going up Miller Street and can they be mitigated?? We need pictures of the Cottage Homes

building of the Sky-Lights that exists right on Cottage Homes #4 and #5 that face Miller Street and Cottage Home #3 from the property line on Miller Street with the house at 502 4th Avenue. With the potential that the string of evergreen trees will have to be taken out, because of how the roots were cut in construction and what mitigation of views change.

The walls constructed primarily around and associated with Cottage Home #1 and the material and height of these retaining walls needs far more information on how they violate "Conditions of Approval" and OCMC 17.40 Codes and Historic District Building Guidelines. What are all of detail of the specifics and we know everyone has to play by the same rules, so there are fears of setting a set of Precedents, with less than adequate mitigation.

In this "What, Why and How of Stewardship" document on page 4, "Stewardship - Advisory Approach" there is the wording, "While community sentiment can help inform and shape a project, there must be full and consistent advisory approach is only as strong as its weakest link. It is followed with the highlighted test:

"If the quality of the advice is not clear or, if there's and unwillingness to acknowledge advice, or if attitudes or commitments change over time, the approach can fail to protect the values of a National Register Historic District."

Everyone has to play by the same rules and in Principle #1, there is this question, of compliance as a primary, overarching principle. "New construction must respond to and protect the integrity of the overall Historic District in much the same way as an addition does to a historic building."

Paul O. Edgar, Oregon City Historic Review Board Member

PS: Is there going to be any discussion on the significant amount of fill in the Designated Wetland. In reviewing the Contour lines in relationship to the neighboring property it appears that there could be greater than 100 yards fill, behind Cottage Homes #2, #3, #4 and #5 in the boundary of this Wetland. What is spelled out in the "Conditions of Approval" for relocating fill dirt from other areas into this Wetland?

From: [Paul Edgar](#)
To: [Kelly Reid](#)
Cc: [Laura Terway](#)
Subject: Cottage Homes and Pictures of what is happening and what is allowed ?? Please include this as part of the record of GLUA-21-00001/ HR 21-00001 through 21-00005: Historic Review for Canemah Cottages in the Canemah National Register Historic District.
Date: Tuesday, February 23, 2021 6:26:55 PM
Attachments: [Attached Message Part](#)
[Attached Message Part](#)
[Attached Message Part](#)
[Attached Message Part](#)

Kelly, please include this email below sent with the attachment Photo's and make it part of the record for GLUA-21-00001/ HR 21-00001 through 21-00005: Historic Review for Canemah Cottages in the Canemah National Register Historic District, HRB Hearing 03/02/2021. I have decided that I should withdraw (recuse) myself from this agenda item.

I intend to testify at this hearing and I would like for you to send out the email to the fellow HRB members as additional statement that has come in on the above agenda item GLUA-21-00001/HR21-00001 through 21-00005. Please also include my email sent to you dated 02/22/2021 and include a copy of the Restore Oregon, Special Report on Compatible Infill Design, Principles for New Construction in Oregon's Historic Districts. (This references National Register Historic Districts with Historic Places Status, such as Canemah)

Thank you, Paul Edgar

Below sent 08/18/2020 to Nancy Bush and copying you and others

I, Paul Edgar, with this email, am filling a "Formal Code Enforcement Complaint", on the Cottage Home Development in that they are not complying with the Historic Review Board Conditions of Approval, Planning File MD 17-01-17-06.

To be prudent and respectful of adhering to the Conditions of Approval and what it would cost to change things after construction is at a high level of completion, it is the intent of this "Formal Code Enforcement Complaint, to validate if the conditions of approval are not being met at this time or not. It is less expensive and more timely (prudent) to correct errors now, better sooner than later.

1. Enclosed with this document are pictures that can be used to display that the windows on these Cottage Home Building do not comply with the conditions of approval.

"Windows shall match the member sizing, thickness and shadowline of painted wood windows. Windows shall also consist of the following designs: double, single hung, or casement. Wood clad shall be matching in color and finish. Non-wood fiberglass and aluminum windows are acceptable if in appropriate style, and matching wood in profile, shadowline, and if similar in color and finish. If a non-wood style is proposed, a sample is required to be approved by the Historic Review Board."

2. The Sky Lights are not in-compliance, with the Conditions of Approval.

"Skylights shall be installed in inconspicuous roof slopes and skylights shall be mounted close to the roof plane, **and not visible from the right-of-way.**"

3. Door side windows are not approved.

"Residential doors shall complement the design and detailing of the historic style with similar appearance to wood. Doors shall be designed in a stile and rail type; panel design; with upper portion glass. The primary door may be a solid panel door. Sliding doors are not permitted on any portion of the house."

4. Retaining Walls, with House Number 1, the wall to the right of the Cottage Home #1 appears to be collapsing, and appears to not be compliance with material and height requirements.

"Retaining and structural walls shall be minimized; to be faced or finished in, stone, mortared basalt, or concrete, and not exceed 3 2/2 feet, to complement the Canemah Neighborhood."

5. A complete review of all conditions of approval should be done in an assessment - review, to determine if additional errors/violations have taken place at this current level of completion.

Paul Edgar, Resident of Oregon City and The Canemah National Register Historic District

My previous writing (edited) and emailed to the City of Oregon City, Community Development Department

The Canemah National Register Historic District and the questions of what appears to be taking place with this Cottage Home Development, and does this represent the best example of development, or is this another example of a National Register Historic District, "**Dying the Death of a Thousand Cuts**" !!

I have tried to learn and understand our OCMC 17.40, 44, and 49 Codes and the Historic District Building Guides that are codified.

Please take a look at the pictures:

IMG_1263.JPG is of Cottage House #1 and three (3) wide, imitation double hung design, that in my opinion does not come close to our code and what was allowed and permitted, but you are the judge of that ??

IMG_1270.JPG is of Cottage House #4 and it has two sky-light of each side of the roof.

Our OCMC 17.40 and Building Guidelines and conditions of approval are to restrict these type of Sky-Lights that are visible and also look at all of these windows for their historic appearance, as to not detract from the Historic District as a whole.

IMG_1276.JPG is of Cottage House #5 and door side windows and the rest of the windows, don't even come close to having the style and image of reflecting the eyes of a Historic District Structure, my opinion ??

Come by, take a look and you don't have to even get out of your cars, these people, this developer does not care, does anyone care ??

Look at the wall of steel beams and concrete slabs and the six to seven foot high concrete wall

to the side of Cottage House #1 and the detracting density of the totality of this development and compliance to our codes.

Environmentally, the water continues to pour down from the Historic Canemah Waterworks on to this site and puddles-up and is in the ground and probably in and under the crawl spaces of the Cottage Houses #4 & 5.

Mother Nature creates the water that fills the Wetlands and everyone should examine the amount of water that comes out of the little pipe from wall of unimproved Apperson Street and 4th Avenue.

History has shown that this whole basin flooded in a extreme water event, and at that time it got so deep, because of the illegal fill that has been allowed in creating a Dam, where the water is forced to flowed over Miller Street, creating a Public Safety Hazard and problematic damage to neighbor structures and property.

All of this puts tears in my eyes, because I care, but if no-one at City Hall cares anymore, let put a end to the facade of acting like we all care and lets just eliminate this National Register Historic Places status of Canemah.

My wife and I have tried to do what is right with the environment and within re-building our Historic and Contributing House at 211 5th Avenue.

Example, just compare and look at our Replica Double Hung, Wood, Low E, 4 over 4 lite, windows in a double hung design and match/compare them to the windows of these Canemah Cottages Houses.

My wife and I took every step and invested dearly to make our remodel complimentary and to do everything possible so as to not detract from this National Register Historic District, and now I feel like we have been made a fool of !! There should not be a difference between a add-on to a Contributing Historic Structure in Canemah and what is required with new Infill in Canemah, as the District has National Register Historic Places Status over everything, in what is acceptable and where it does not detract from why Canemah is a National Register Historic District.

How can we ask anyone, who wants to improve their house in this National Register Historic District and ask them to be in compliance with our OCMC 17.40, 44, and 49 Codes, with all of this appearance of selective enforcement of our OCMC Codes and Building Guidelines ??

Paul

From: Paul Edgar
To: Kelly Reid; Laura Terway
Cc: Denyse McGriff; Rachel Lyles Smith; Rocky Smith, Jr.; Frank O'Donnell
Subject: This is an example of the problem and opportunity within attempting to protect the "Integrity of the Canemah National Register Historic District"
Date: Wednesday, February 24, 2021 10:45:43 AM

The letter below is an example of the problem and opportunity within attempting to protect the "Integrity of the Canemah National Register Historic District".

Dennis and his wife Susan, bought Howard Klemens's house, and they remodeled it and put on a Metal Roof. This was in violation of Oregon City's Historic District OCMC 17.40 Code and our City Building Guide lines and somehow this violation of our code was allowed. Dennis has been an officer on the Board of the Canemah Neighborhood Association for the last 6 years.

I have decided to "Recuse Myself" from this Type III, Historic Review Process of: GLUA-21-00001 through 21-00005 Cottage Review Historic Review Board Review, February 23, 2021.

I will however ask, that I am offered all of the time necessary to defend this National Register Historic District of Canemah and it's "Integrity". Someone must step up as an advocate for the Stewardship of our Oregon City Historic Assets.

In an email to the City of Oregon City last August the 18th 2020, I advanced this need to Nancy Busch of Code Enforcement for an early on review and evaluation of if all of the "Conditions of Approval" were being met, with this Cottage Home Development and all of you were copied.

My hope, that the reason I was appointed to the Oregon City Historic Review Board was that I am a knowledgeable, honest and principled person. That I can bring pragmatism and use the Critical Thinking Skills Training I have received in the past, in my determinations of how to apply Oregon City's Historic District Codes and Building Guidelines. But again, because of my history and early involvements in litigation with this development the only reasonable thing I can do at this time is to recusing myself from this process.

It has been my belief that, "New Construction (Should Reinforce the Historic Significance of the District), not detract from it or dilute it's significance. New Construction must respond to and protect the integrity of the overall Historic District in much the same way, as an addition does to a Historic Building. New Building, should not deviate in a detracting manner from the elements codified in its Historic District Nomination Document and its "Statement of Significance" as a National Register Historic Place.

Paul O. Edgar, Board Member - Oregon City's Historic Review Board

Kelly Reid, Planner, AICP City of Oregon City Planning Department

re: GLUA-21-00001 through 21-00005 Cottage Review Historic Review Board Review, February 23, 2021

As homeowners on 4th Avenue, we're advocating for the completion of the Cottage homes. We want to see the construction finished, the site landscaped and homes occupied, in spite of the position of skylights, texture of the siding, proportions of windows or porch locations. This neighborhood is on the national register, but the majority of properties are not of historic significance, Canemah is not Colonial Williamsburg! Most of the residents and visitors to Canemah will not be inspecting these details in their daily travels.

City planning courted this project several years ago. The City, through the Historic Review Board, should use discretion with this project to enable its completion. We're concerned that a hazard will be created for immediate neighbors and the whole community if the structures were abandoned due to financial hardship for the developer. As members of the Canemah Neighborhood Association, we're also expecting Mr Edgar, as the chief opponent to this project from its inception, to recuse himself from deliberations and decisions in this matter.

Respectfully,

Susan Borger, Dennis Anderson, 804 4th Avenue Oregon City





Want to Learn More?
Text 'KNIFE' to 35620

Canemah Cottage Homes
modern living touching the human spirit



\$389,000-\$459,000

- 5 Unique Detached Cottage Condo Designs, 900-1100 sq ft
- Stainless Appliances
- Induction Cooktop
- Stone Entry/Porch, Kitchen, Bath Flooring
- Wood Floors and All Wood Operable Windows
- Bathroom Floor to Ceiling Ceramic Tiles
- Cedar Siding
- Ductless Energy Efficient Heat/Cool
- Energy Efficient Wall Assemblies, Insulation & Windows
- Oregon Energy Trust Verified Home
- Skylights & Extraordinary Natural Daylight Throughout
- Low Voltage Wiring & Smart Home Technology (Optional)
- HURRY to Choose Colors & Finishes, and Unique Interior Features by local artist Jennifer Upshurst
- TEXT 1154469 to 35620 for more details

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Imagine living in a solitary great home, custom designed by an international award winning Architect. Located in the heart of the Canemah area, this is a rare opportunity to own a piece of the Canemah community. The house is a true masterpiece, with a unique design and a beautiful interior. The house is a true masterpiece, with a unique design and a beautiful interior. The house is a true masterpiece, with a unique design and a beautiful interior.

Cathedral Ceilings

Induction Cooktop

DA

CONSTRUCTION

KEY

Cottage Community Characterization

Louise Barakat

Page 260



DATE: March 1, 2021

TO: Historic Review Board

FROM: Ken Baysinger

516 1st Avenue, Oregon City OR 97045

k.baysinger@comcast.net 503.502.5557

SUBJECT: Canemah Cottages Development

File #GLUA-21-0000 and HR-21-00001 through 21-0005

About fifteen years ago, with buildable land inside the Urban Growth Boundary becoming increasingly expensive and difficult to find, planners in Oregon City were looking for new options to increase housing density. The Cottage Development concept was one way the city addressed that need, by allowing multiple single-family housing units to occupy lots that previously could accommodate only one unit.

It took over a decade before a builder came along to share that vision and turn the cottage concept into reality. That builder was Chris Staggs, and the location for his proposed cottage development was Canemah, despite all of the challenges associated with building in the National Register Historic District, on top of multiple site issues involving wetlands, geology and topography. Mr. Staggs took the challenge and undertook the project.

In some respects, Canemah seems an ideal place to test the cottage concept: Small homes, minimal setbacks, and irregular lots have been the norm in Canemah throughout its history, though navigating the multiple layers of rules and restrictions has proven to be a much bigger task than anticipated.

I was a member of the Historic Review Board when this development was approved, following multiple public hearings and many hours of testimony and debate. Approval came with a long list of conditions that went into great detail about design and placement of the individual cottages on the building site.

At the time we made that approval, the board was faced with a dilemma. The conditions of approval that we agreed upon were different in major ways (including the complete elimination of two of the seven units shown on the drawings) from the plans submitted to us. But none of us at the time wanted to demand new drawings and force another public hearing, so we attempted to resolve all of the issues verbally.

While I believe that that was the right decision at the time, it appears to have set the stage for the issues now on the table. I think Mr. Staggs is correct when he states (on page 149 of the staff report) that there is confusion between the drawings that were approved by the HRB with conditions, and the subsequent drawings that were submitted to comply with the conditions.

Construction is now stopped, awaiting the resolution of the apparent deviations from some of the conditions of approval, as a result of what I believe was a breakdown in communication between the Planning Department and the builder as to exactly what the board approved.

As a member of the board that set the stage for that breakdown, I accept a share of the blame for the consequences. As convoluted as our conditions of approval wound up being, we probably should have insisted on seeing new plans. But what's done is done.

The design issues in question, while having only minor impact on the finished appearance of the structures, may be very costly to change, to the point of threatening the economic viability of completing the entire project. It does not serve the best interests of the neighborhood or the community to penalize the builder and risk leaving the development unfinished for an indeterminate period of time. Nor do these deviations detract from the character or integrity of the historic district.

For these reasons, I urge the board to approve the design of the structures as built and allow the completion of the project, which will be a credit to the neighborhood and the city as a model for future Cottage Developments.

Respectfully,

Ken Baysinger

From: [Celeste Blythe](#)
To: [Kelly Reid](#)
Subject: GLUA-21-00001 through 21-00005 Cottage Review
Date: Tuesday, March 2, 2021 9:37:49 AM

As a homeowner on 5th Avenue in Canemah I am strongly opposed to approving completion of the cottages with the requested modifications.

The submitted request is not for just one item that was inadvertently overlooked. Every single one of the five homes has multiple modifications that are not in compliance and were not approved. There is no ambiguity in most of these requirements. The developer has chosen to blatantly and intentionally disregard the approval conditions.

While we all want these cottages completed it should not be at the expense of doing it the right way.

I am requesting the board upholds their commitment to the community and does NOT approve the modifications requested. The conditions set forth in the original approval must be upheld.

Regards,
Celeste Blythe

Clad Urban Casement

Known for its industrial modern aesthetics thanks to exposed locking hardware and the narrowest of sightlines, the Clad Urban Casement can be used alone or in combination with other windows types and shapes.

Standard Construction:

- 0.062" thick extruded aluminum exterior, with extruded with integral nail fin and corners sealed with silicone, corner pads and mechanically fastened.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" sash thickness. Sash available in narrow (1-7/16") or wide (2-3/16") face width.
- Seamless, compression-style frame weatherstrip. Leaf sash weatherstrip.
- Truth Encore operator and standard contemporary folding handle/cover. Optional traditional folding handle/cover.
- Independent high pressure, die-cast zinc sash locks (heights ≥40" have two sash locks). Optional tandem tie bar sash lock operation available.
- Sash opens 90 degrees for easy cleaning and removal from the inside.
- Standard aluminum screen frame. Optional Flexscreen.



MINIMUM / MAXIMUM FRAME SIZES

Additional sizes may be available upon approval.

URBAN CASEMENT – OPERATING (25 SQ/FT MAXIMUM)		URBAN CASEMENT – STATIONARY/PICTURE	
Minimum Frame Width	14.5"	Minimum Frame Width	12"
Minimum Frame Height	14.5"	Minimum Frame Height	12"
Maximum Frame Width	36"	Maximum Frame Width	120"
Maximum Frame Height	84"	Maximum Frame Height	120"
		Maximum Square Feet	42

Performance Data:



Operating Casement: 36" x 72"

AIR INFILTRATION.....0.01/0.01/A3
 WATER.....NO LEAKAGE @ 6.06 PSF
 STRUCTURAL.....CW-PG40 (+40/-40)



Operating Casement: 36" x 84"

AIR INFILTRATION.....0.01/0.01/A3
 WATER.....NO LEAKAGE @ 4.59 PSF
 STRUCTURAL.....CW-PG30 (+30/-30)



Operating Casement: 32" x 72"

AIR INFILTRATION.....0.01/0.01/A3
 WATER.....NO LEAKAGE @ 6.89 PSF
 STRUCTURAL.....CW-PG45 (+45/-45)*



Casement Picture: 72" x 60"

AIR INFILTRATION...0.01/0.01/FIXED
 WATER.....NO LEAKAGE @ 7.52PSF
 STRUCTURAL.....CW-PG50 (+50/-50)

*Single arm operator w/piano hinge.

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad Urban Casement Product Performance Guide (Structural) located in the Technical Resources Library on our website.

Thermal Performance (NFRC):

Air Filled			Argon Filled		
Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEi89)*	Low-E 272 Clear	Low-E 366	Triple IG (LE272/LE180/LEi89)*
U-FACTOR.....0.33	U-FACTOR.....0.33	U-FACTOR.....0.21	U-FACTOR.....0.30	U-FACTOR.....0.29	U-FACTOR.....0.19
SHGC.....0.31	SHGC.....0.21	SHGC.....0.36	SHGC.....0.31	SHGC.....0.21	SHGC.....0.25
VT.....0.53	VT.....0.48	VT.....0.46	VT.....0.53	VT.....0.48	VT.....0.41
CR......55	CR......56	CR......55	CR......58	CR......59	CR......61

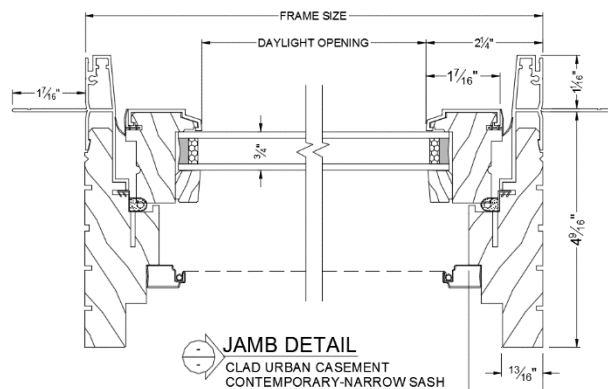
Values represent Clad Urban Casements with narrow sash. Insulated glass units using standard black warm edge spacer. Additional glazing options available.

*Triple IG glass only available with the wide sash option.

For a comprehensive list of glazing configurations, please refer to the Clad Urban Casement Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

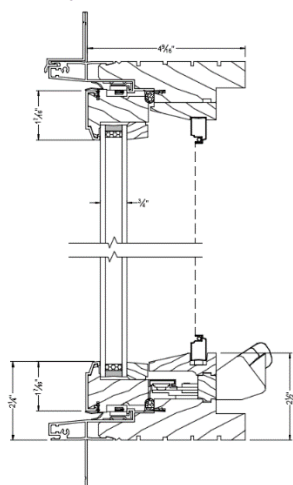
Contemporary 4 9/16" Jamb

Horizontal/Operable Section - Narrow Sash



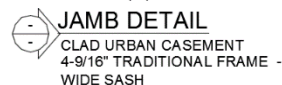
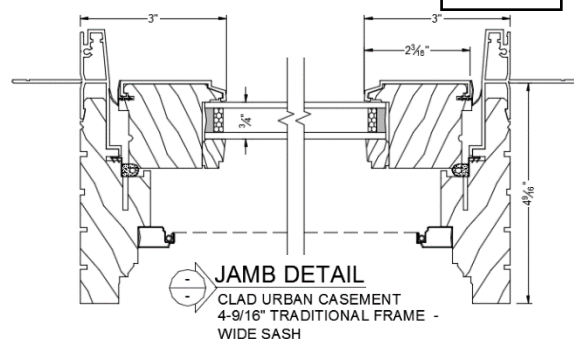
Contemporary 4 9/16" Jamb

Vertical/Operable Section - Narrow Sash



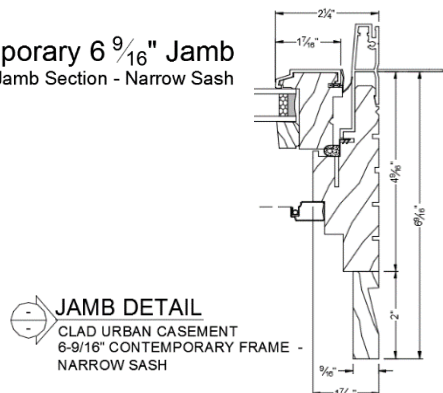
Traditional 4 9/16" Jamb

Horizontal/Operable Section - Wide Sash



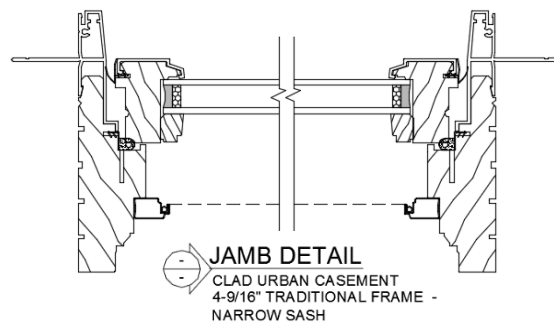
Contemporary 6 9/16" Jamb

Horizontal Jamb Section - Narrow Sash

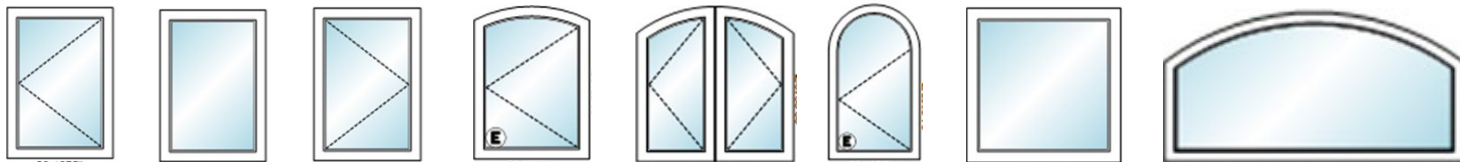


Traditional 4 9/16" Jamb

Horizontal/Operable Section - Narrow Sash



Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary



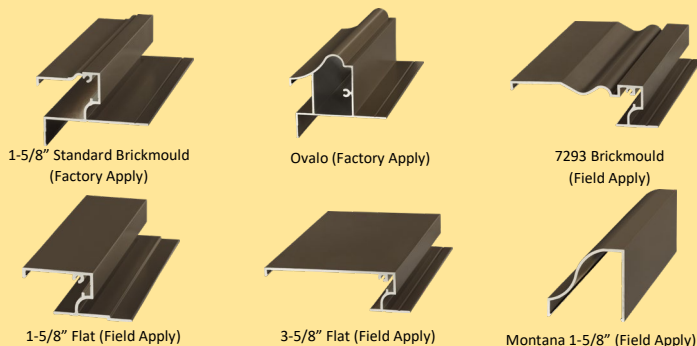
Typical configurations shown. Handing as viewed from the exterior. Contact us for additional options.

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