



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

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

Type II (OCMC 17.50.030.B)

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

Type III / IV (OCMC 17.50.030.C)

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

File Number(s): _____

Proposed Land Use or Activity: 2-lot Minor Partition

Project Name: Osborn Partition Number of Lots Proposed (If Applicable): 2

Physical Address of Site: 811 10th Street, Oregon City, OR

Clackamas County Map and Tax Lot Number(s): 22E31AA07100

Applicant(s):

Applicant(s) Signature: Susan M. Osborn

Applicant(s) Name Printed: Susan M. Osborn Date: 5/7/18

Mailing Address: 811 10th Street, Oregon City, OR 97045

Phone: 503-656-7143 Fax: _____ Email: susanosborn@outlook.com

Property Owner(s):

Property Owner(s) Signature: Susan M. Osborn

Property Owner(s) Name Printed: Susan M. Osborn Date: 5/7/18

Mailing Address: 811 10th Street, Oregon City, OR 97045

Phone: 503-656-7143 Fax: _____ Email: susanosborn@outlook.com

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

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

NARRATIVE

LOCATION

811 10th Street, Oregon City, OR
Tax Map Reference: 22E31AA

PURPOSE

To modify existing property containing two occupied dwellings into two parcels each with one dwelling.

VALUE AND SIGNIFICANCE OF THE HISTORIC SITE

Over the past 54 years, 811 10th Street has been the site of two separate occupied dwellings on a single parcel of land. The original dwelling at 819 10th Street (built in approximately 1900) was given to George and Helen Osborn in 1944 as a wedding present from Helen's father, William G. H. Krueger (founder of Krueger Lumber and former Mayor of Oregon City). In 1963, George and Helen built a new home west of the original dwelling on a vacant portion of the property, creating the 811 10th Street address. The historic dwelling at 819 10th Street became a rental property that has been continuously occupied from 1964 until the present.

The current owner of the property, Susan Osborn, has decided to sell the 819 10th Street house and needs to create a new lot for the dwelling under Oregon City guidelines. The site plan enclosed shows that both partitioned properties meet the requirements of the R6 Zoning, with the exception of the total square footage allocated to the 819 10th Street property. The most practical and workable separation of the property involves a straight line separating the dwellings with near-equal space between each.

Due to the tight restrictions and topography of the lots, Susan Osborn is applying for a variance to keep the current lot lines and total square footage of 5,700 square feet for the 819 10th Street property.

PHYSICAL CONDITION OF THE HISTORIC SITE

There will be no new development or changes to the historic house. There will be no changes to the landscape if the current lot lines remain the same.

GENERAL COMPATABILITY OF EXTERIOR DESIGN, ARRANGEMENT, PROPORTION, DETAIL, SCALE, COLOR, TEXTURE, AND MATERIALS PROPOSED TO BE USED WITH THE HISTORIC SITE

There will be no changes to the historic house.

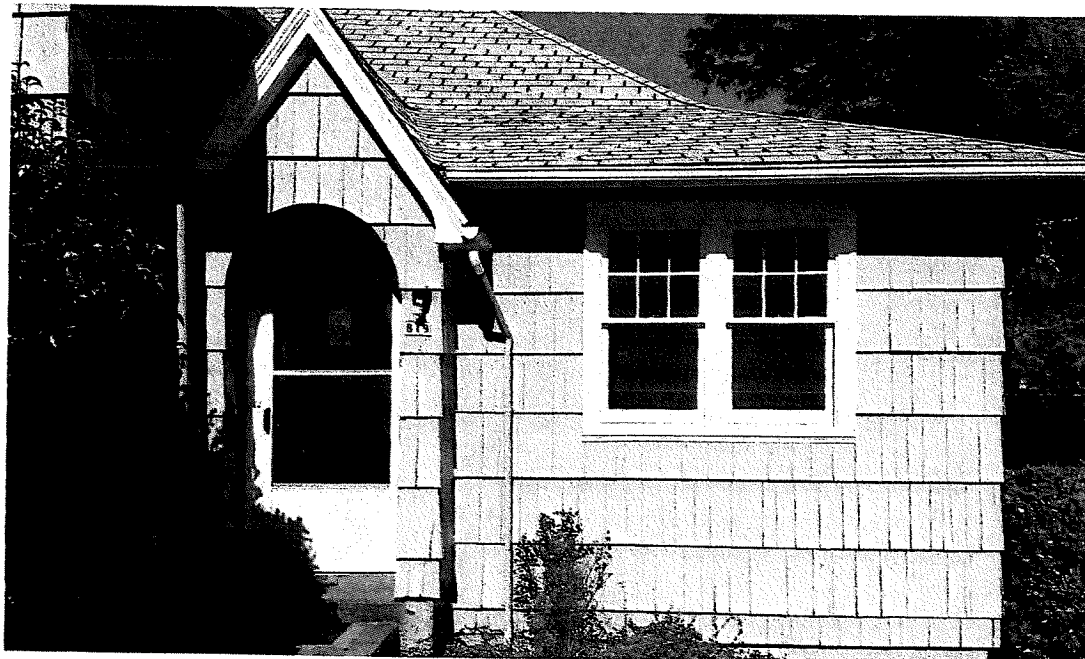
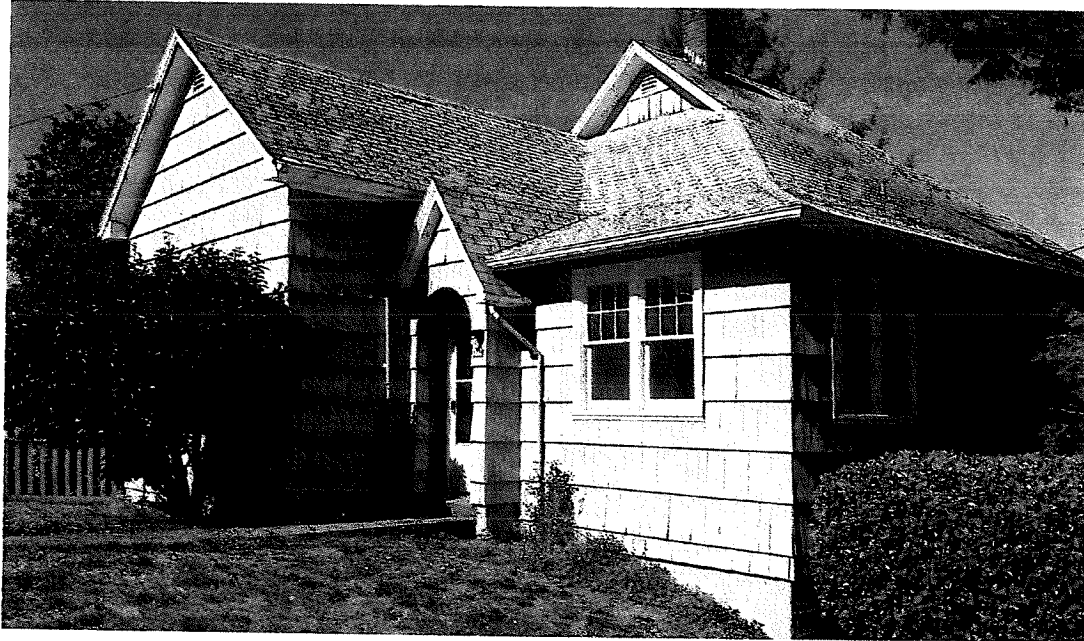
PERTINENT AESTHETIC FACTORS

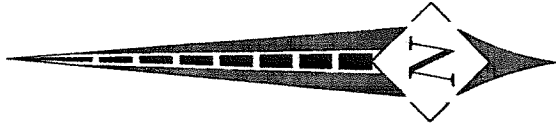
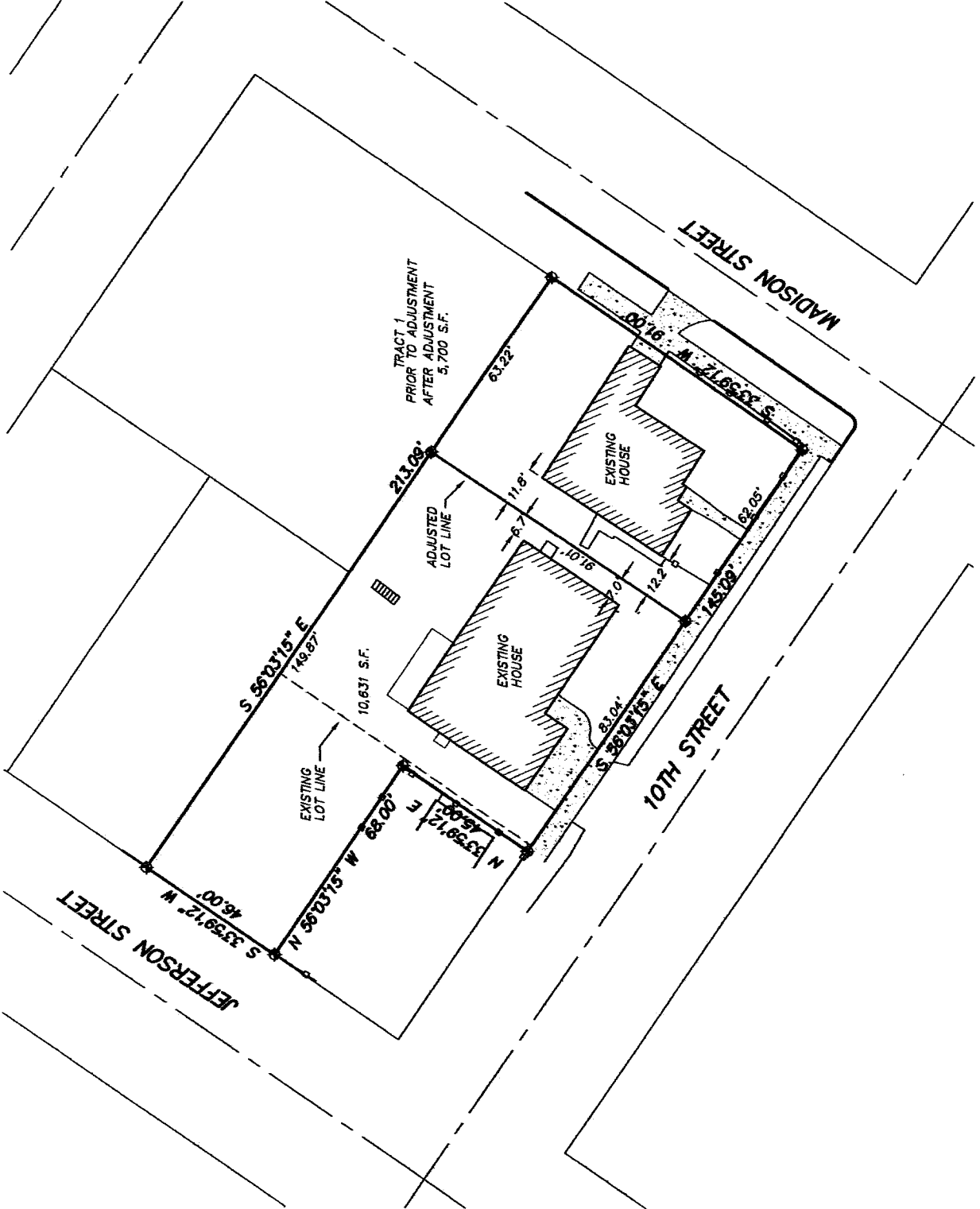
There will be no changes to the historic house.

ECONOMIC, SOCIAL, ENVIRONMENTAL, AND ENERGY CONSEQUENCES

No consequences for the partition and variance have been identified.

819 10th Street
Oregon City, Oregon





SCALE DRAWN

N.E. 1/4 SEC. 31, T.2S., R.2E

CITY OF OREGON CITY
CLACKAMAS COUNTY, ORE

FEBRUARY 8, 2013

DRAWN BY: MPW CHECKED B

SCALE 1"=30' CLIENT: I

M:\PROJECTS\DOWNEN-10TH ST



CENTERLINE CONCI

LAND SURVEYING, INC.

728 MOLALA AVE., SUITE 1 &
OREGON CITY, OREGON 97041
PHONE 503.650.0188 FAX 503.61

TYPE III –HISTORIC REVIEW BOARD SUBMITTAL

May 7, 2018

JUN12 3:50PM

APPLICANT: Susan M. Osborn
811 10th Street
Oregon City, OR 97045

OWNER: Susan M. Osborn
811 10th Street
Oregon City, OR 97045

REQUEST: Two-lot Minor Partition and Administrative Variance

LOCATION: 811 10th Street
Oregon City, OR
22E31AA

BACKGROUND:

- **Existing Conditions**
Two single-family residences on one tax lot
- **Project Description**
Two-lot Minor Partition and Administrative Variance
- **Basic Facts**
The partition and variance are needed to modify existing property containing two occupied dwellings into two parcels each with one dwelling. There will be no new development or changes to the existing historic house.
- **Proposed Areas**
See survey and site plan.
- **Drawings and Site Plan**
See survey and site plan.
- **Building Elevations, Materials and Designs**
No changes to the existing historic house are planned.

BASIC FACTS:

Site and Context

Response: The partition and variance are needed to modify existing property containing two occupied dwellings into two parcels each with one dwelling. There will be no new development or changes to the existing historic house.

ANALYSIS AND FINDINGS: The applicant needs to meet OCMC 17.40.010 and the Adopted Design Guidelines for Addition and Alterations.

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

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

Response: There will be no new development or changes to the existing historic house. The partition and variance are strictly for the purpose of establishing property boundaries.

Regarding Criterion (2) -The provisions of the city comprehensive plan;

Section 5

Open Spaces, Scenic and Historic Areas, and Natural Resources

Policy 5.3.8

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

Response: There will be no new development or changes to the historic house.

Regarding Criterion (3) -The economic effect of the new proposed structure on the historic value of the district or historic site.

Response: No new structure is planned.

Regarding Criterion (4) The effect of the proposed new structure on the historic value of the district or historic site;

Response: No new structure is planned.

Regarding Criterion (5) - Design Compatibility: The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;

Response: No changes to the historic house are planned.

Regarding Criteria (6) -Economic, social, environmental and energy consequences

Response: No consequences for the partition and variance have been identified.

Design Guidelines: Alterations – Additions

A. Site

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

Response: No new additions are planned.

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

Response: No new additions are planned.

B. Landscape

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

Response: No changes to the landscape are planned.

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

Response: No changes to the landscape are planned.

C. Building Height

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

Response: No new additions are planned.

D. Building Bulk

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

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

Response: No new additions are planned.

E. Proportion and Scale

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

Response: No new additions are planned.

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

Response: No changes to the historic house are planned.

F. Exterior Features

1. General

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

Response: No changes to the exterior of the historic house are planned.

Secretary of Interior's Standards for Rehabilitation.

In 2001, the Historic Review Board adopted the Secretary of Interior's Standards for Rehabilitation as part of their Guidelines for Alterations and Additions.

- **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

Response: The property has been a single-family residence since it was built in approximately 1900. No changes are planned.

- **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

Response: No changes to the historic house are planned. The historic character of the property will be retained and preserved.

- **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

Response: No changes to the historic house are planned.

- **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

Response: No changes to the historic house are planned. Changes that have acquired historic significance will be preserved.

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

Response: No changes to the historic house are planned.

- **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or**

pictorial evidence.

Finding: No changes to the historic house are planned.

- **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

Finding: No changes to the historic house are planned.

- **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

Finding: No changes to the landscape or historic house are planned. Archeological resources will not be affected by the partition and variance.

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

Finding: There will be no new additions, exterior alterations, or new construction.

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

Finding: There will be no new additions or new construction.

EXHIBITS