



CITY OF OREGON CITY LAND USE APPLICATION



City of Oregon City, Community Development Department, 221 Molalla Ave., Ste. 200, P.O. Box 3040, Oregon City, OR 97045, (503) 722-3789

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Nonconforming Use review
- ☐ Water Resources Exemption

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition
- ☐ Minor Site Plan & Design Review
- ☐ Nonconforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision
- ☐ Minor Variance
- ☐ Water Resource 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
- ☐ Oregon City Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

Application Number: _____

OPTION B

Proposed Land Use or Activity: Remodel of historic home located
11430 HIRAM AVENUE

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

Physical Address of Site: 11430 Hiram Ave Oregon City, OR 97045-1254

Clackamas County Map and Tax Lot Number(s): 00557711

Applicant(s):

Applicant(s) Signature: Kevin Granger

Applicant(s) Name Printed: KEVIN GRANGER KIMS LLC Date: 8/31/14

Mailing Address: 11302 SE Pheasant Ridge Dr. Happy Valley, OR

Phone: (503) 459-8624 Fax: _____ Email: mgranger@att.net

Property Owner(s):

Property Owner(s) Signature: Same as above

Property Owner(s) Name Printed: _____ Date: _____

Mailing Address: _____

Phone: _____ Fax: _____ Email: _____

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.

2. Permits sought will be further clarified once the drawings are submitted to the contractor. If this needs to be projected prior to the Historical Review meeting – then we will submit as soon as possible.

PROJECT NARRATIVE:

Project Name: Hiram Avenue Residence – Option B

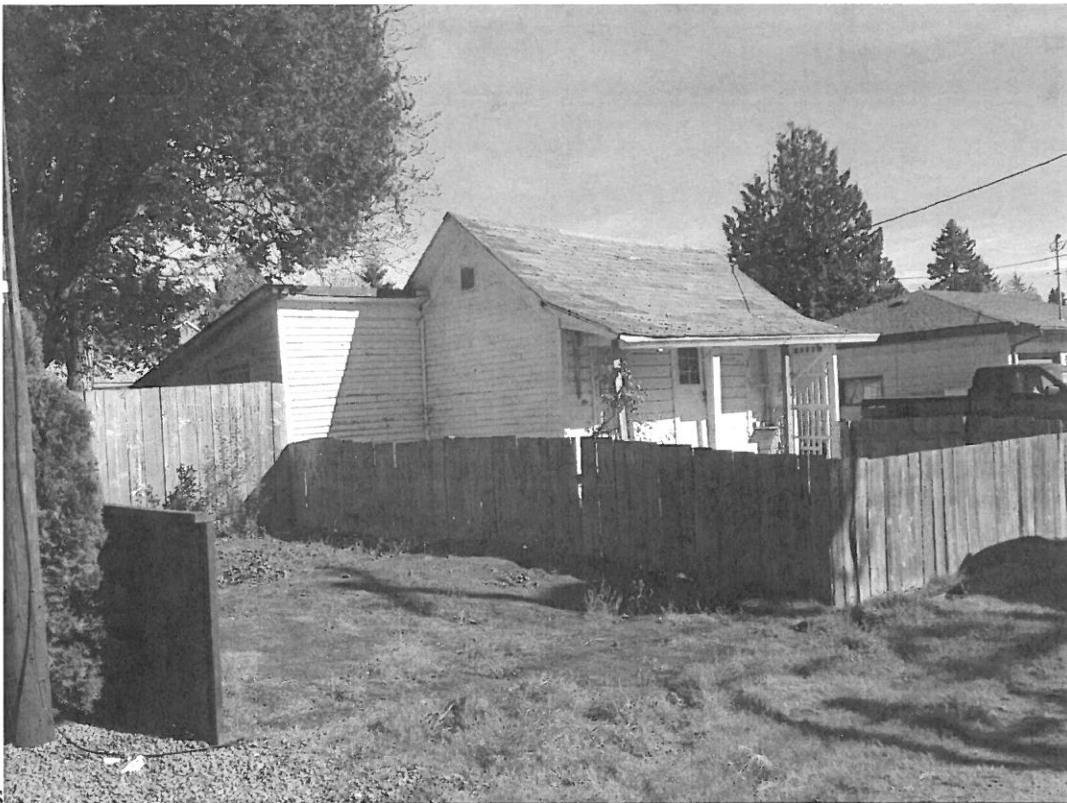
Project Site: 16430 Hiram Ave. Oregon City, OR 97045

- This proposal depicts a remodeling work of an existing portion of the house. The scope of the project also includes an enlargement of an existing area by constructing an addition to the North and East sides of the house.
- The intention of the design is to differentiate clearly the original house and the proposed addition. The proposed design will show a front and a side offsets at where the new and existing structures met. The front offset of the new structure is to be 4'-0" from the face of the original building line and 2'-0" offset is to be on the side of the original building.
- The proposed increase of an existing house is to be (+/-) 287 s.f. (44% increase) which will bring the total living area of the house up to (+/-) 939 s.f., (for site location and dimensions of the proposed structure, refer to drawing A1.0.
- The existing house is designated as a historical monument and will be constructed to meet the Oregon City's guidelines and recommendations.

on 9/19/16

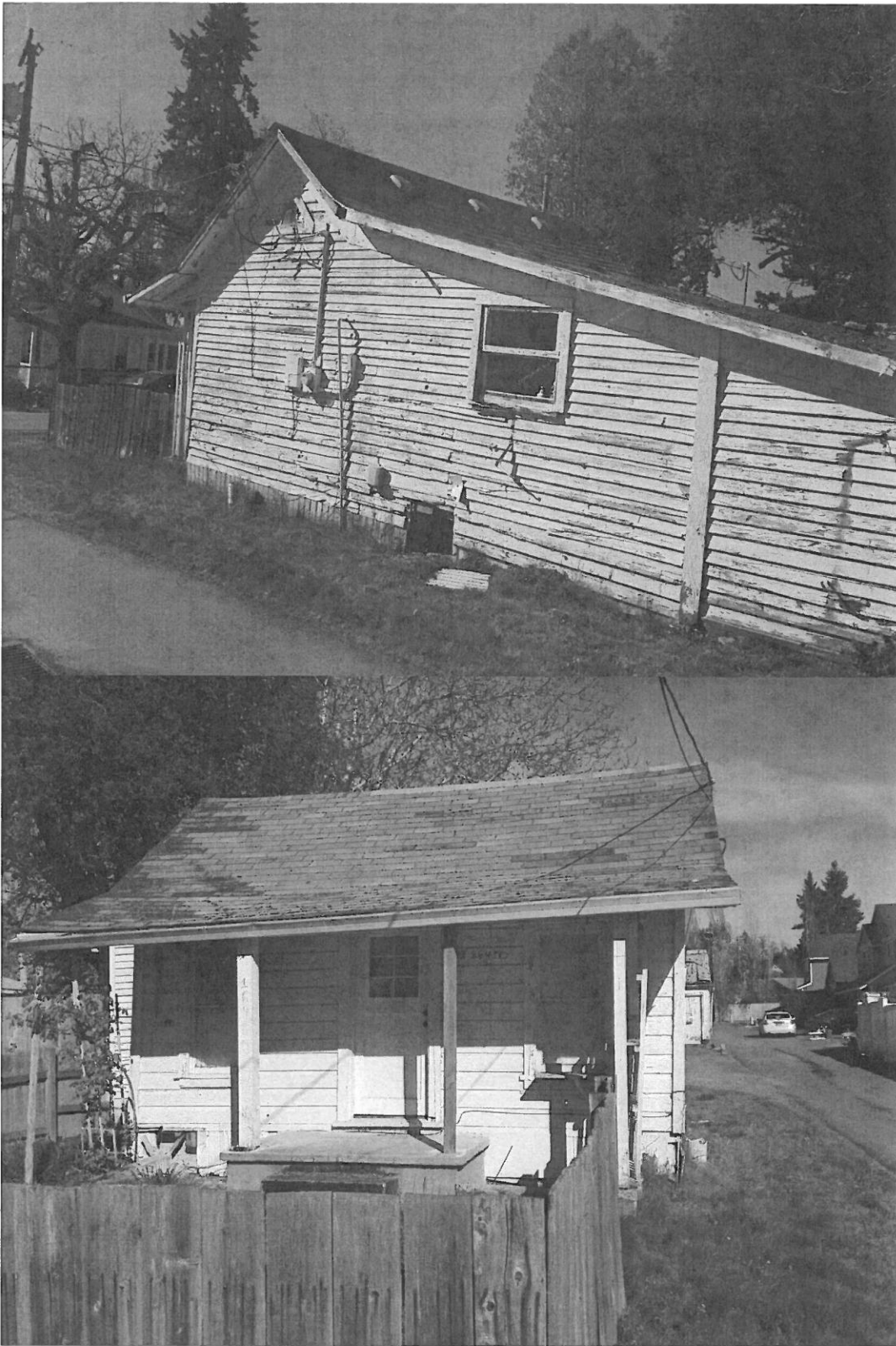
4. A response addressing each section of Chapter 17.40 will be submitted ~~before 9/6/16.~~

5.



- some photos





Good luck to turn it in. Let me know if you need anything else.
Thanks

Viktor L. Kuprikov
VIK Drafting & Design
ARCHITECTURAL | STRUCTURAL | CIVIL

7. Building Material specifications:

Siding

- Existing Siding – wood, with 4" exposure, painted.
- New Siding on the addition - Hardi Plank cement type siding, painted with 6" exposure

Windows

- Existing windows – wood, painted, single glass
- New windows- where required replacement it will be vinyl, double glass U-0.30

Roofing

- Existing roofing – Asphalt shingles
- New roofing – Asphalt shingles,

Doors

- Existing doors – wood, painted
- New doors --wood, painted

The intention of the project is to preserve the exterior appearance as close as possible to the original look and style.

16430 Hiram Avenue, Oregon City, Oregon

Applicant's Response to Section 17.40 which includes:

17.40.010 – Purpose – Applicant's purpose is the remodel 16430 Hiram Avenue, Oregon City, Oregon

17.40.030 – Designated

17.40.040 – Citizen Involvement

17.40.050 – Designation procedure-Application-Review

17.40.060 – Exterior alteration and new construction – Applicant will apply for all permits (including 17.40.070) at the same time.

17.040.065 – Historic preservation incentives

17.40.070 – Demolition and moving – Applicant will apply for all permits (including 17.40.060) at the same time.

Applicant has reviewed all of the statements provided in 17.40 and will be in compliance with the issues that pertain to this remodel of 16430 Hiram Avenue in Oregon City, OR.

As each phase is implemented, Applicant will follow the procedures set forth by Oregon City Planning Department.

16430 Hiram Avenue, Oregon City, Oregon Option 2

Design Guidelines: Alterations – Additions

A. Site

1. In addition to the zoning requirements, the remodel will be 50% or less of the existing square footage of the home. Please reference the drawing for Option B.
2. Impact to the primary façade is kept to a minimum. Additions shall generally be located at the rear portions of the property.

B. Landscape

Traditional landscape elements will be used.

C. Building Height

The height of the new additions shall not exceed the heights of the historic buildings in the surrounding area.

D. Building Bulk - The remodel will not be more than 50% of the original square footage.

E. Proportion and Scale – The new additions and their sub-elements such as windows and doors shall be compatible with related elements of the historic buildings and character of the District.

F. Exterior Features

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

Secretary of Interiors Standards for Rehabilitation

1. Finding: This structure is remaining a single family residence.
2. Finding: Almost 25% of the materials contained in this building will be removed to accommodate for the remodel. But none of the materials being removed are necessarily character defining.
3. Finding: The addition will be in symmetry with the original façade with two 2ft. windows.
4. Finding: Almost 25% of the materials contained in this building will be removed to accommodate for the remodel. But none of the materials being removed are necessarily character defining.
5. Finding: Almost 25% of the materials contained in this building will be removed to accommodate for the remodel. But none of the materials being removed are necessarily character defining.

6. Finding: The applicant proposes to expand historic features through the construction.
7. Finding: No Chemical or physical treatments are proposed.
8. Finding: No archaeological resources have been identified in this area.
9. Finding: It is the purpose of this project to ensure that the addition blends with the original structure. The addition is setback 4 feet from the original structure in the front and 2 feet on the Rock Street in in the back.
10. Finding: It would be very difficult to remove this addition without affecting the structural integrity of the historic building.



EXISTING TO REMAIN	PROPOSED STRUCTURE
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Scale $1/4" = 1'-0"$

DESIGNED BY

www.VIK DRAFTING AND DESIGN.com

vik | *Drafting
and Design*

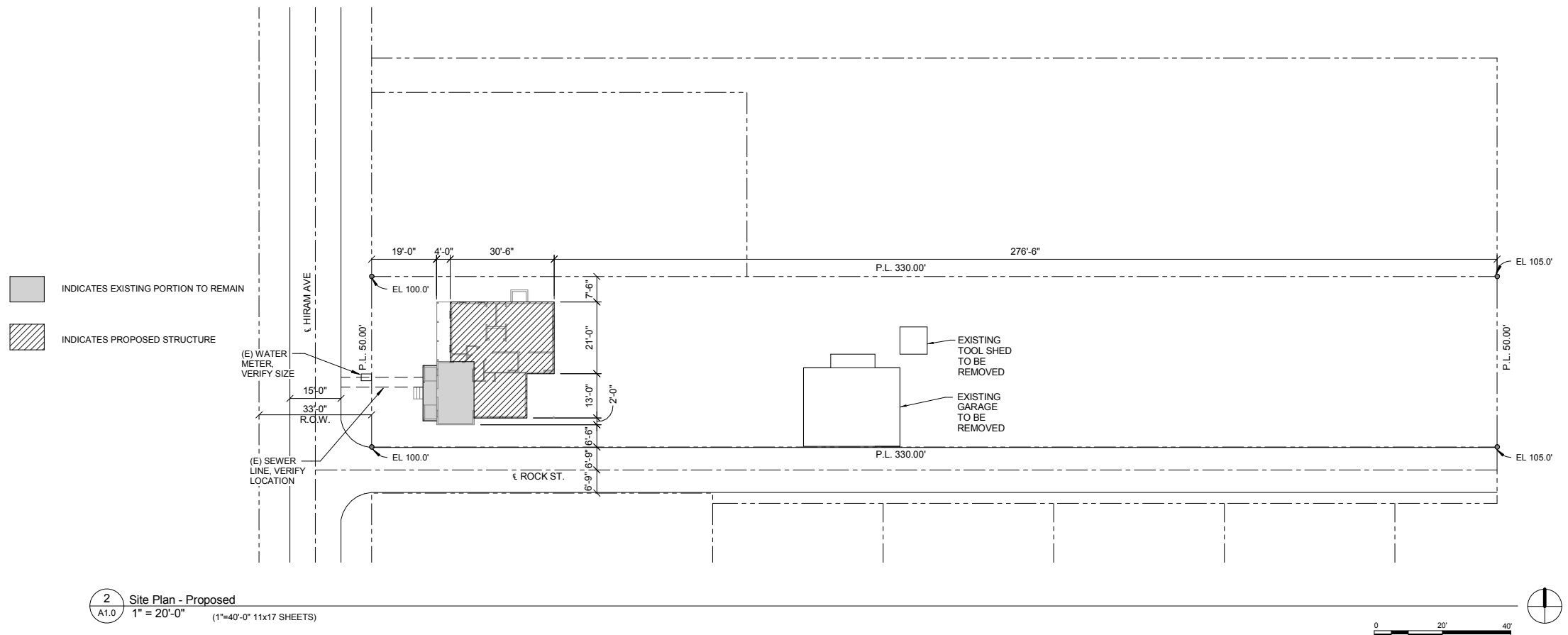
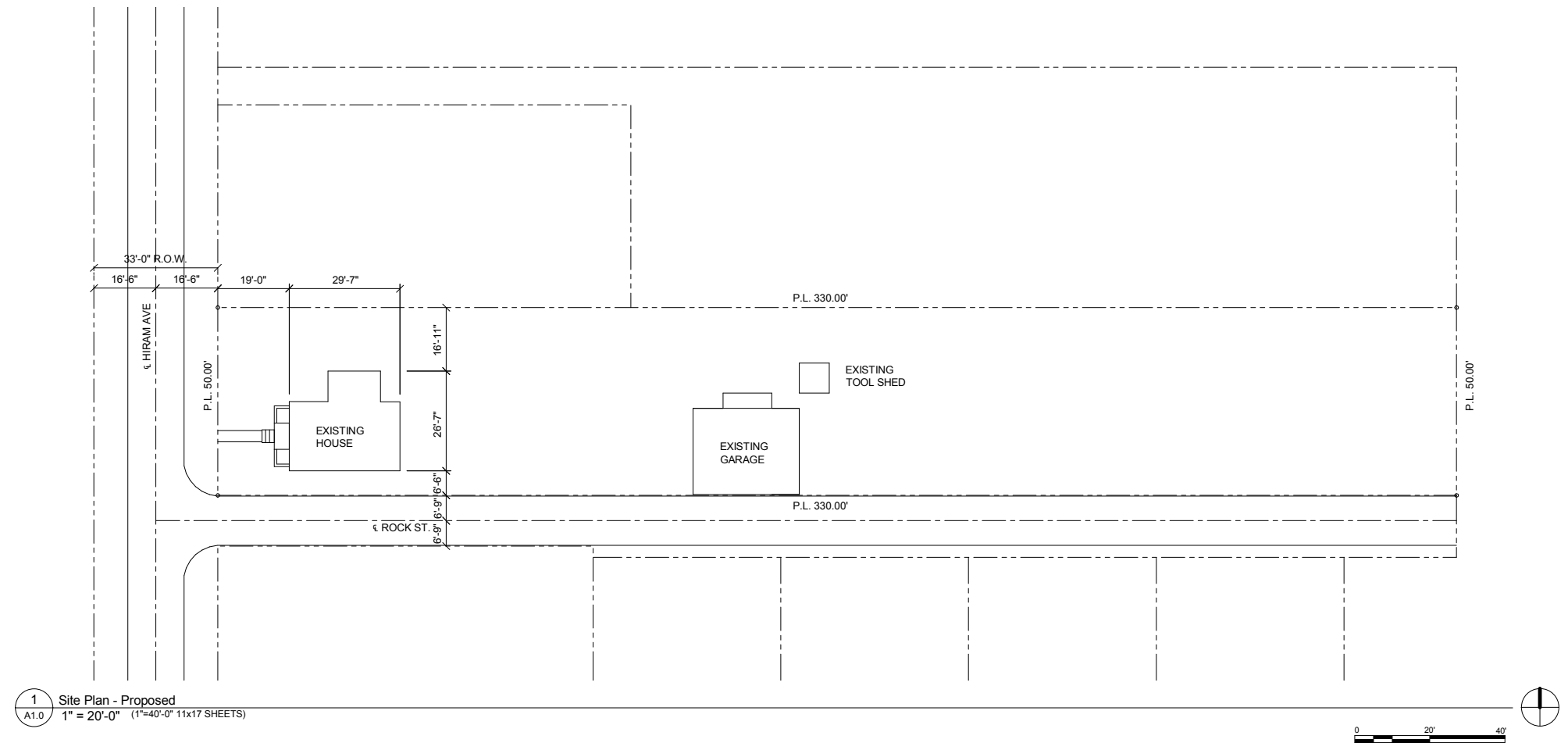
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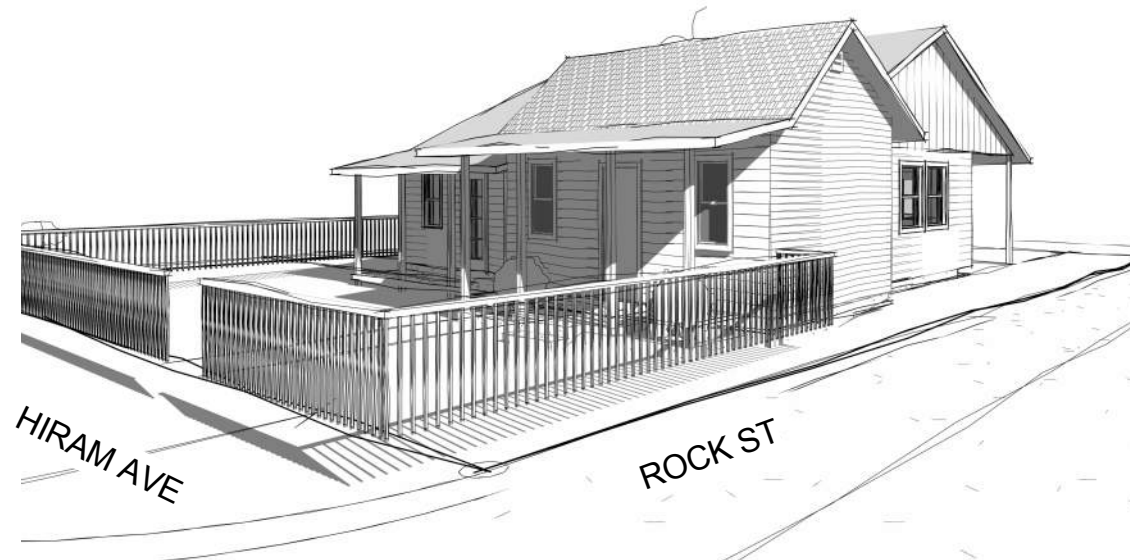
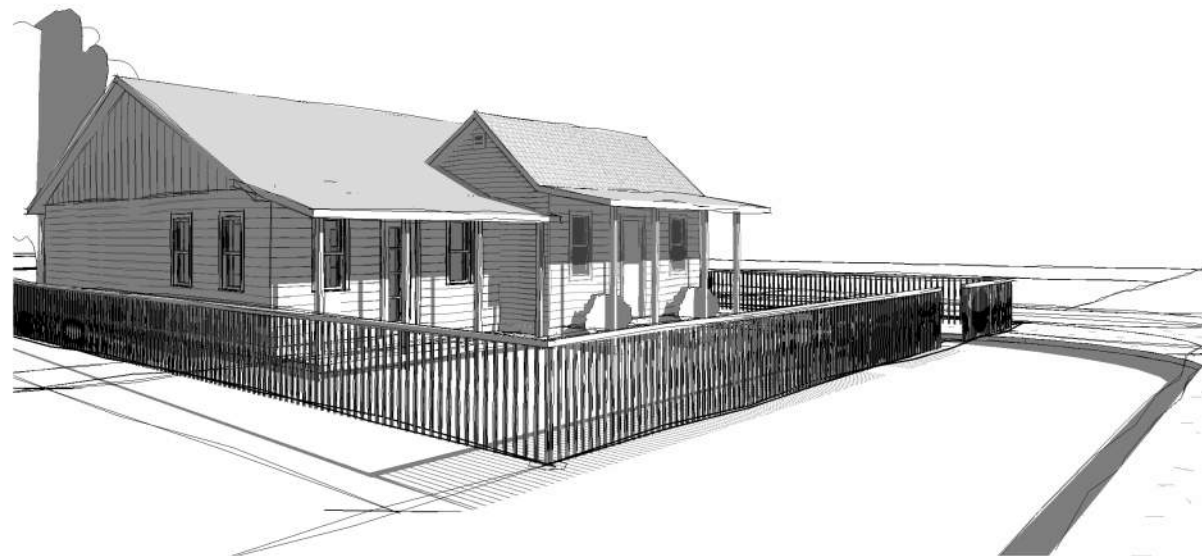
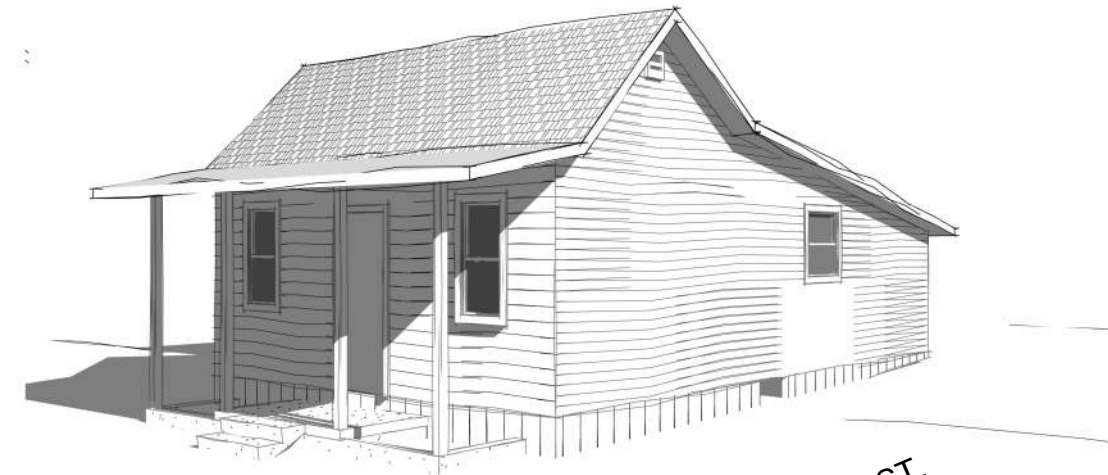
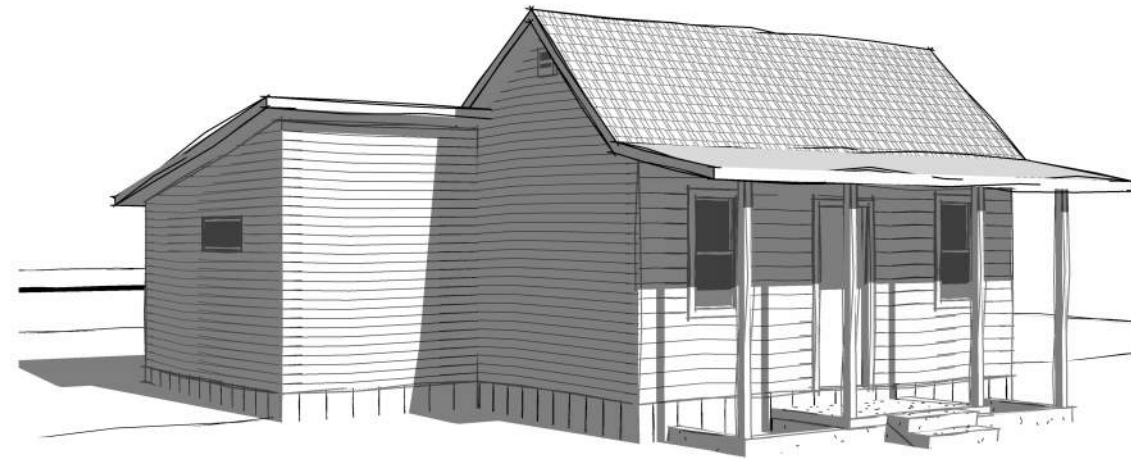
16430 Hiram Ave.
Oregon City, OR 97045

[illegible]

Project number	1603
Date	09/16/2016
Drawn by	VIK
Checked by	VIK

Scale	As indicated
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OPTION #2
DESIGN REVIEW
NOT FOR
CONSTRUCTION

www.VIK DRAFTING AND DESIGN.com

DESIGNED BY



vik | Drafting
and Design

P: (503) 475-7597
E: VIKDDCONT@GMAIL.COM

PROJECT LOCATION:

16430 Hiram Ave.
Oregon City, OR 97045

[illegible]

Hiram Ave Residence
Unnamed

Project number	1603
Date	09/12/2016
Drawn by	VIK
Checked by	VIK

A7.0

Scale	1" = 20'-0"
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