

Carport Enclosure Project for 151 Molalla Ave

BASIC INFO: Ramussen-Buol House Lot:8,9 Block:13 Quad:Oregon City Zoned: MUC-1

The Rasmussen-Buol House faces Molalla Ave on a sloped lot in Barclay Hills Community. The site is accessed from an alley street off Molalla located between the cross streets of Roosevelt and Logus. The house is a Bungalow style with a carport that was added pre 1982 per Patricia Erigero's Historical Resource Inventory Report.

The existing carport area of the property is located on the south, alleyway side. It is a 22' x 14' space with an existing cement foundation and wooden beam supported metal roof.

We are proposing to close in the carport area to create a space that could be used for an extra dwelling and work area. Any of our new construction is aimed at meeting functional need as well as improving the property's appearance and compatibility with the neighborhood, in both general terms and in regard to the historic regulations.

The main design goals are to:

1. add extra dwelling/work space
2. create tied in external walls to the existing carport structure
3. build internal functional/livable space
4. enhance the landscaping around the carport area

Project Details & Timeline

The plan behind construction is to utilize as much recycled materials as possible for the build out. We have old wood from the original house that we will reuse and have been to the rebuilding center collecting like materials as we find them. The style of the planned carport enclosure is to create a simple, wooden structure with like features that won't match the house but should compliment it well. We will include landscaping around said structure to extend the beauty of the property.

Construction is planned to begin once proper approval and permitting are attained. An estimate of 1 month for the buildout and into spring for proper landscaping is projected.

Being zoned as a MUC-1 off the Molalla area, we have several businesses directly to both sides of our house. We are excited to bring our expertise into the Oregon City area by promoting business and the communities growth.

Upon reading the 2006 Design Guidelines for New Construction Oregon City Specs and Interior Standards (#9,10 New Construction sited below), I feel our existing carport is the perfect expansion space within our site lot. As it is already preexisting, we will do the least amount of change to the site and have carefully chosen a buildout plan to contain the Historical significance. All size restrictions are already in place since we are just adding walls.

ZONING - The property is located within the MUC-1, Mixed Use Corridor. The dimensional standards in the "MUC-1 Corridor District are listed as follows:

17.29.050 Dimensional Standards—MUC-1.

- A. Minimum lot areas: none.
- B. Maximum building height: forty feet or three stories, whichever is less.
- C. Minimum required setbacks if not abutting a residential zone: none.
Oregon City Municipal Code - Effective August 16, 2013 2
- D. Minimum required interior and rear yard setbacks if abutting a residential zone: twenty feet, plus one-foot additional yard setback for every one-foot of building height over thirty-five feet.
- E. Maximum Allowed Setbacks.
 - 1. Front yard: five feet (may be extended with Site Plan and Design Review Section 17.62.055).
 - 2. Interior side yard: none.
 - 3. Corner side setback abutting street: thirty feet provided the Site Plan and Design Review requirements of Section 17.62.055 are met.
 - 4. Rear yard: none.
- F. Maximum lot coverage of the building and parking lot: eighty percent.
- G. Minimum required landscaping (including landscaping within a parking lot): twenty percent.

Secretary of Interiors Standards for Rehabilitation (New Construction)

- 9. 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.**

- 10. 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.**

REVIEW CRITERIA - 17.40.010

We have carefully chosen a simple wooden structure to the back of the house to compliment the purpose of the historic overlay district to keep the house the main focal point.

The buildout will allow both of us as therapists to extend our business here into Oregon City and promote community growth. We only have two bedrooms in our house and are also looking forward to using the extra space for dwelling and storage.

We value the significance of our Rasmussen-Buol History and are excited to continue sharing that within our community.

The physical condition of the existing carport is good. There are no leaks to the metal roof and the foundation is solid with no cracks. All beams have been bracketed for a secure structure.

Exterior siding, front door, and French door will all be wooden to compliment the house. The colors will be within the same color scheme of browns to also compliment.

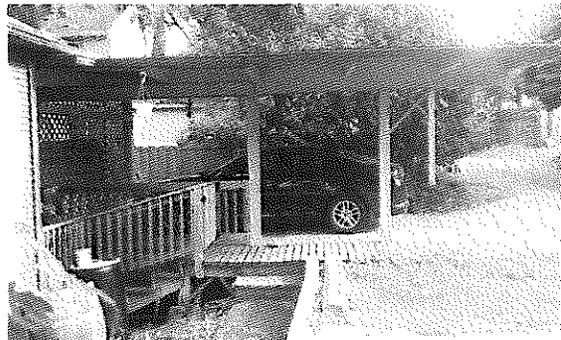
We will be working with the rebuilding center to ensure recycled materials used retain the proper designated quality.

Materials - Lumber -	Size	QTY
	2"x6"x8'	2
	2"x6"x12'	2
	2"x6"x14'	1

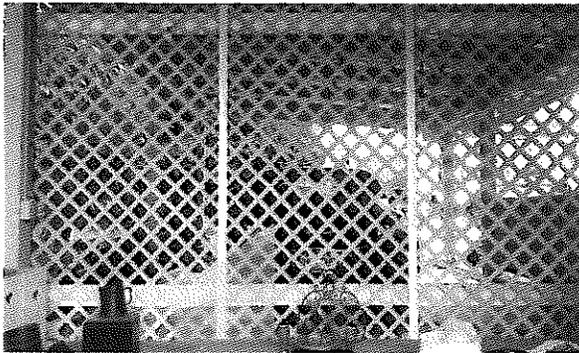
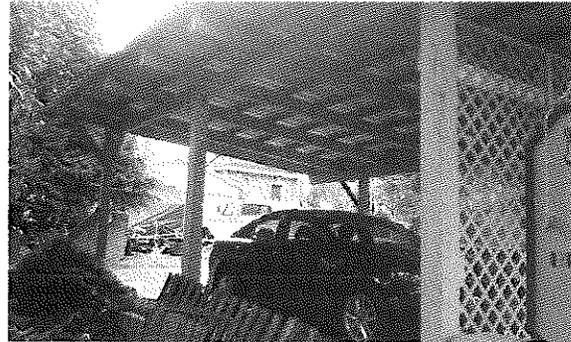
Siding Standard Fir

	2"x8"x8'	54
	2"x8"x12'	14
	2"x8"x10'	2
Hangers	2x8'	22
Concrete Bolts	1/2"x4"	18
Tecko screws	1 1/2" #9	box
Hurricane clips		box
Screw	3" #9	#25
Sheeting	1/2"x4'x8'	18
Sheet Rock	1/2x4x8'	18
Sheet Rock	5/8x4'x8'	9
Wooden french door		1
Window	3'x3'	1
Wooden Door w/window		1

Photos -



Viewing East

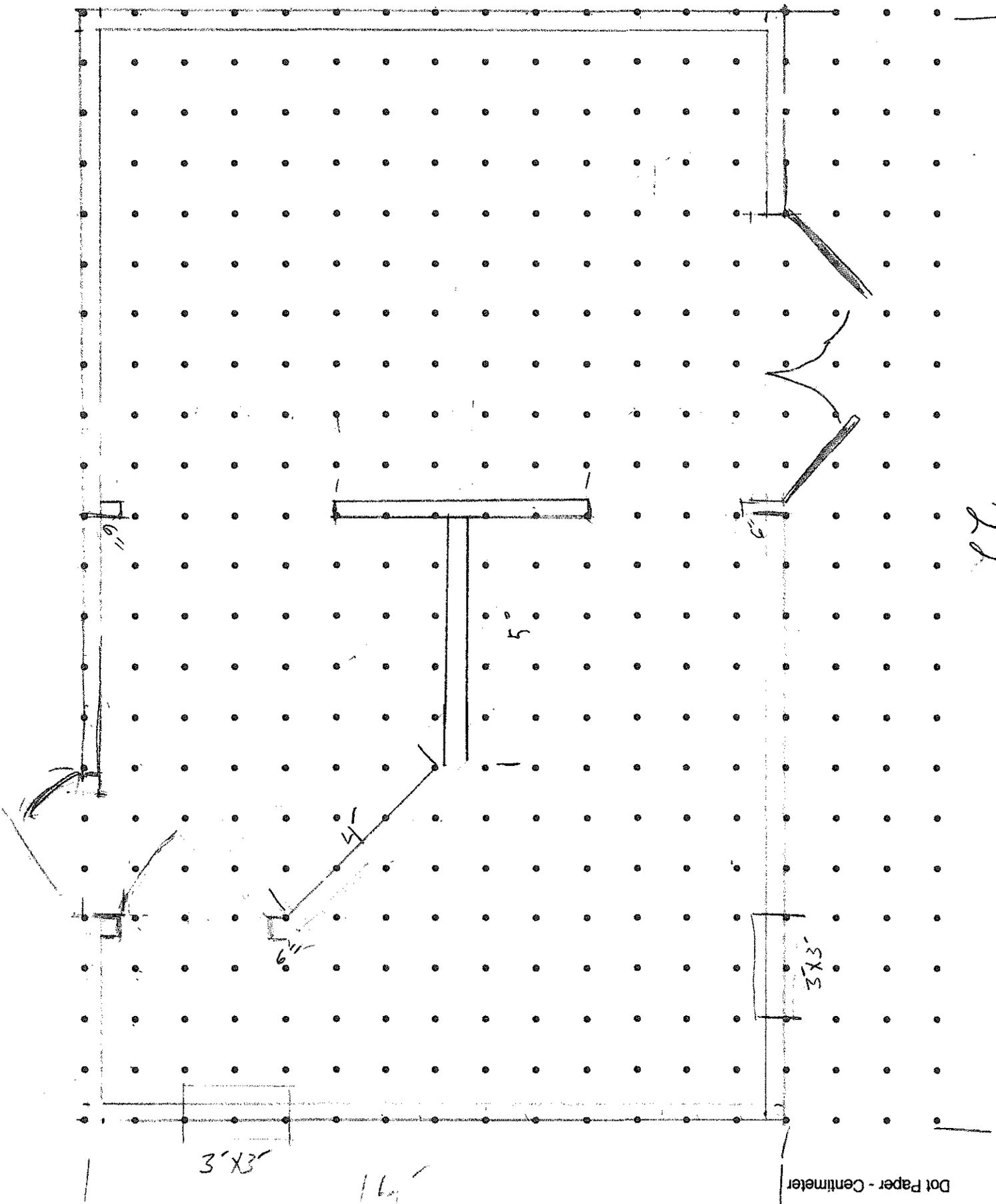
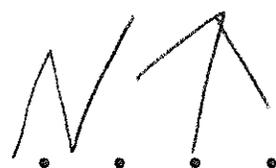


Top - Viewing North
Middle - Viewing West
Bottom - Viewing South

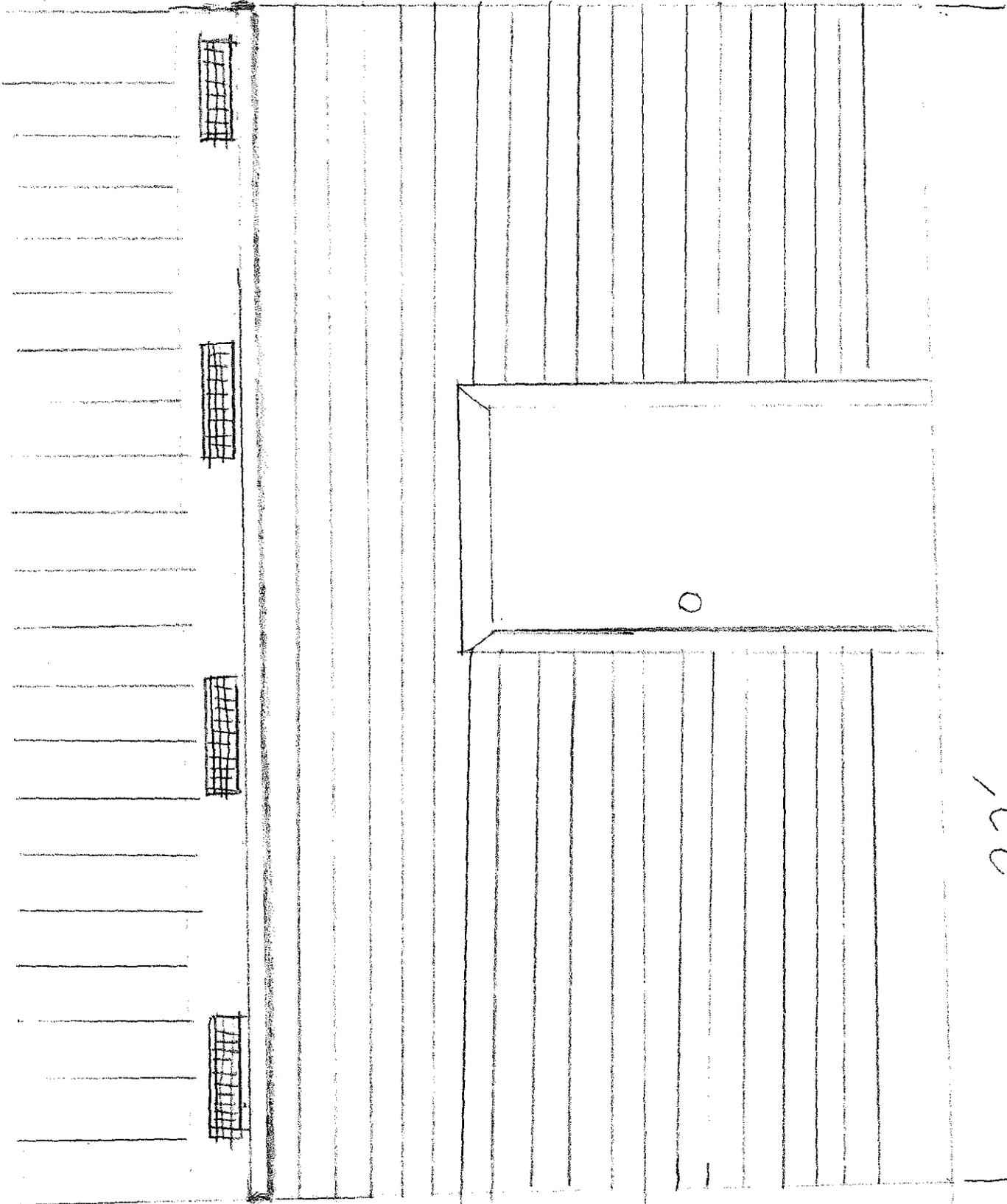
Thank you for taking the time to consider our proposal. We look forward to creating more relationships with our new community and keeping the beauty of our Historic Property.

Sincerely,

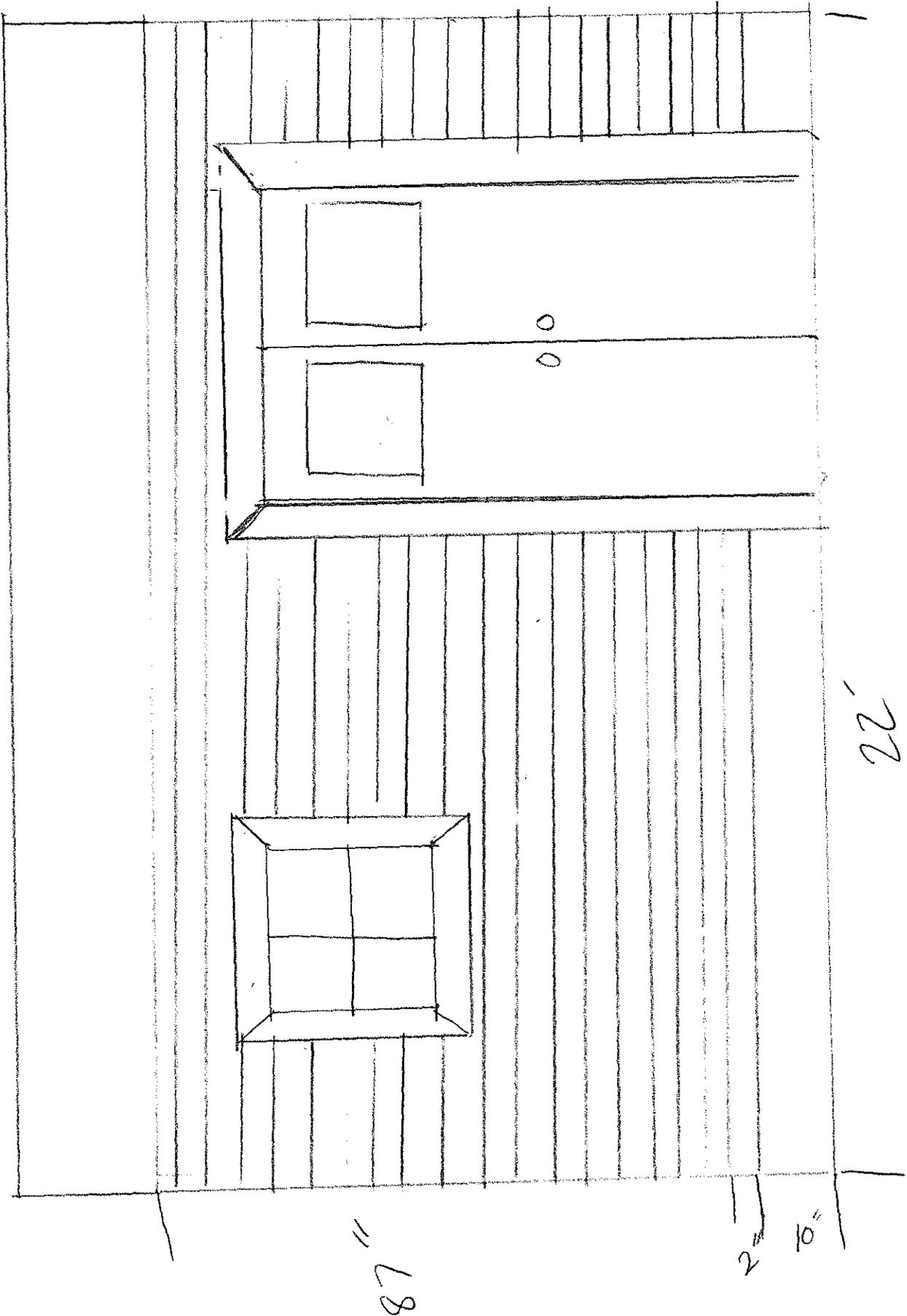
Jaelyn & Amy McNeill



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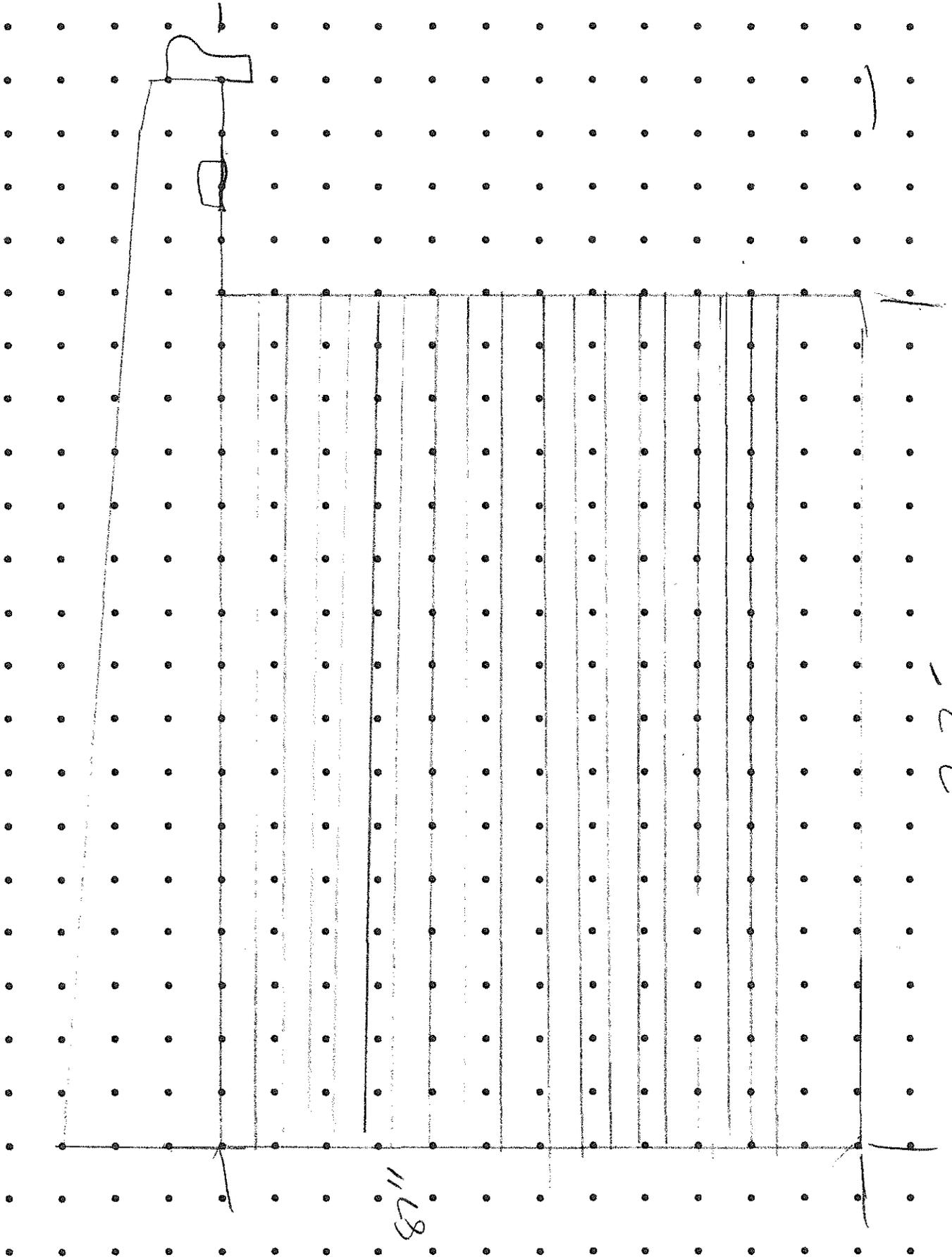


87"

2"

10"

22



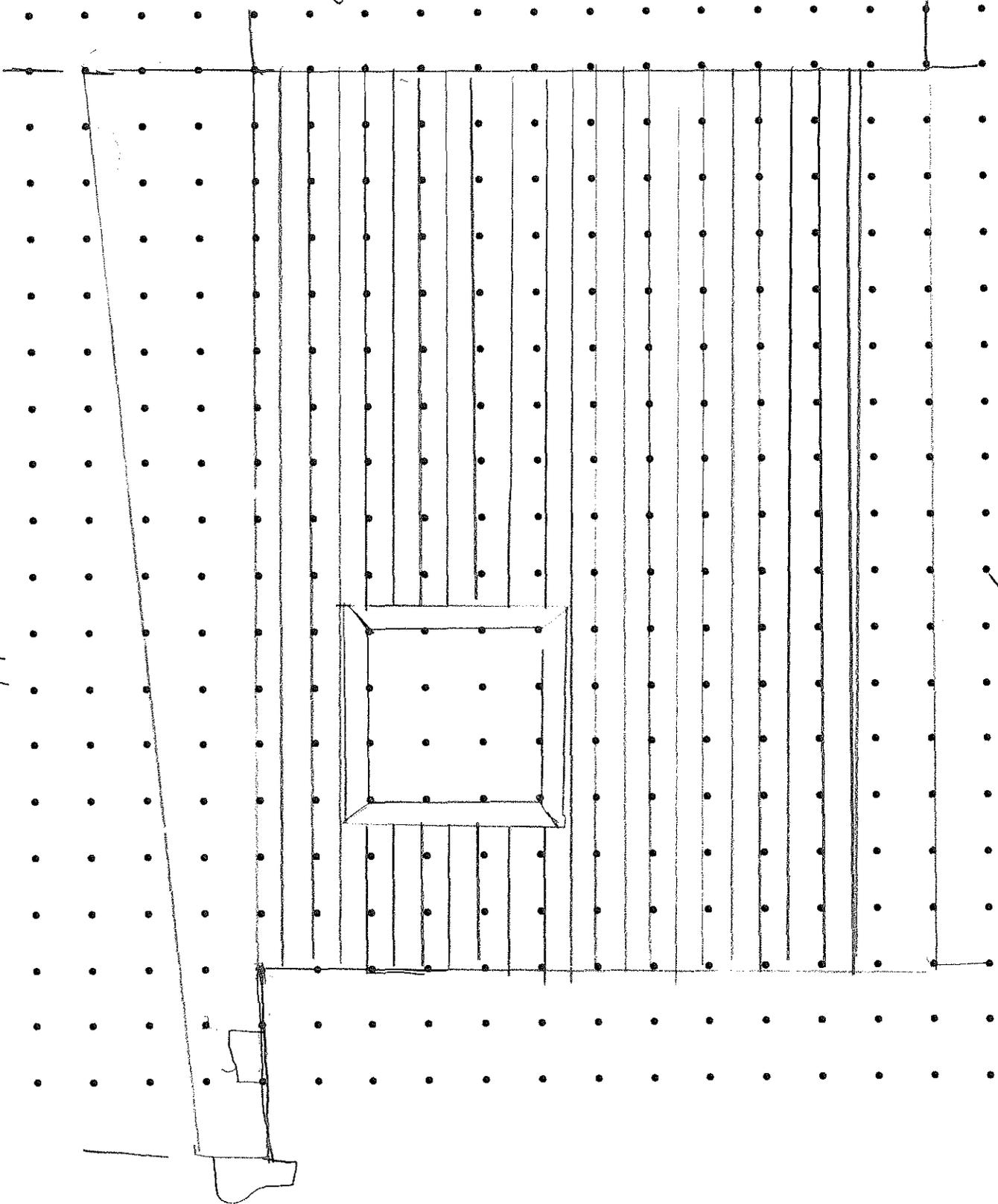
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222

17'

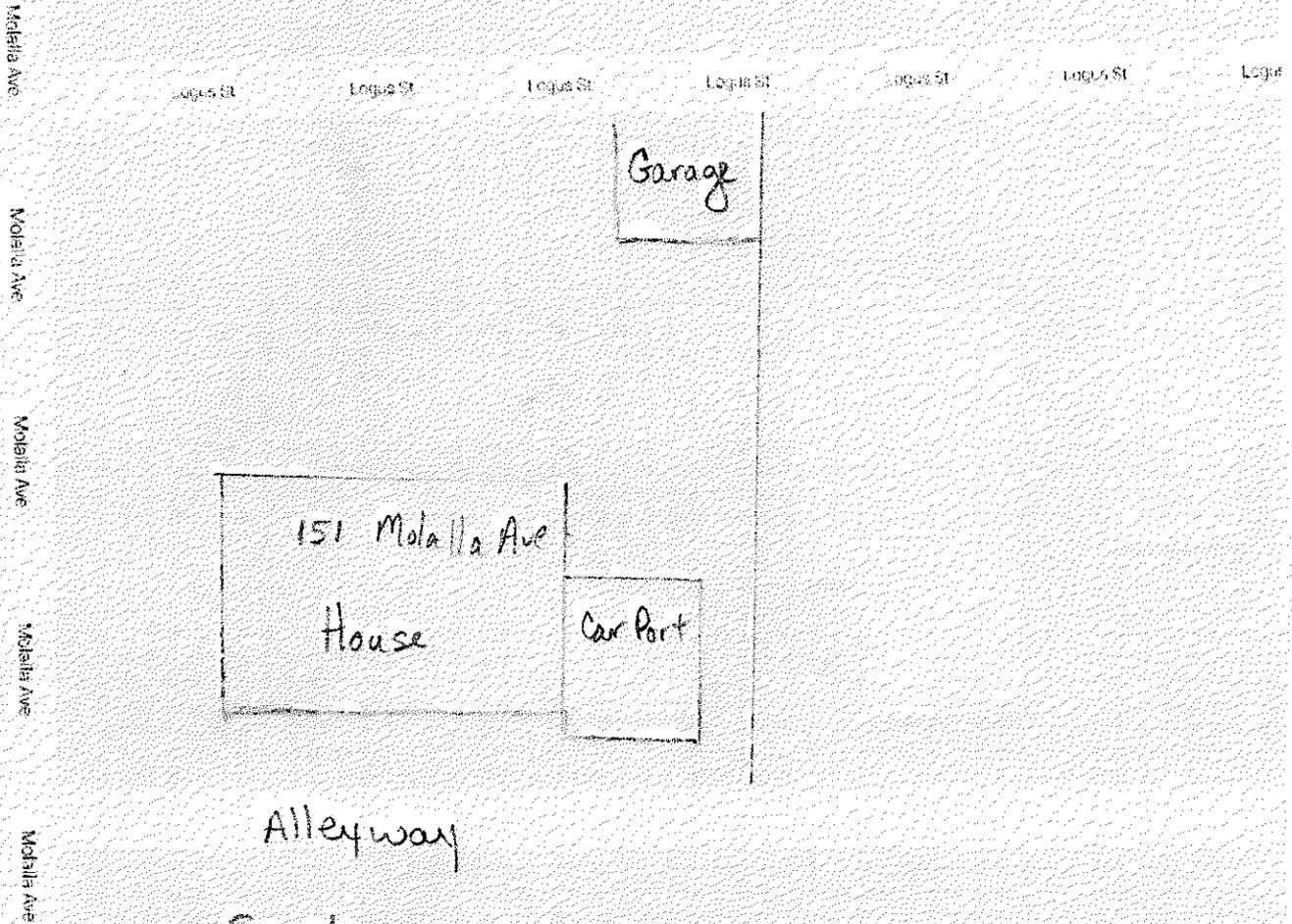
87"

14'



Site Plan

Google Maps Google Maps



Map data ©2015 Google 10 ft

CITY OF OREGON CITY #
221 MOLALLA AVE
OREGON CITY, OR. 97045-

TERMINAL I.D.#: 0017340000203617990003

MERCHANT #: 0203617990

VISA
XXXXXXXXXXXX8690

SALE

RECORD #: 3 INU: 000003

DATE: OCT 26, 15 TIME: 12:26

BATCH: 441 AUTH: 625422

TOTAL \$65.00

AMY C MCNEIL

X



I AGREE TO PAY ABOVE TOTAL AMOUNT
ACCORDING TO CARD ISSUER AGREEMENT
(MERCHANT AGREEMENT IF CREDIT VOUCHER)

MERCHANT COPY

10.26.15
11:05am

Christina-

• sect. #2 Lot Coverage is dealing w/ R codes, we are under an MOC zone, Jaclyn was unsure if this pertained to us, or if we are to mark it N/A.

• sect #8 ^{Home} Design Elements she marked as N/A since existing

• Last page - marked the ones she thought didn't apply, left the others blank. Just wanted to ✓ in w/ you in case we missed anything.

Jaclyn works until 5pm tonight, I will be available all day. Need to get application fee paid please let me know ~~what~~ that is, and I will pay ASAP. Thankyou for all your help, hope you are having a wonderful day.

Sincerely,
Amy McNeill (503) 477-3705

Amy McNeill
157 Molalla Ave.

vinyang_013@hotmail.com