

From: [john delson](#)
To: [Cameron McCredie](#)
Cc: [BOGDAN SMOLINETS](#); [Kelly Reid](#)
Subject: Re: previous HRB approval for Peter Ng property for 3 & 2 story new apartment building with commercial space
Date: Monday, January 27, 2020 11:57:38 AM

Cameron,

According to recommendations from the City building plans examiners, and our preliminary meeting discussion:

-The existing concrete block wall on the west elevation, and all the existing footing will be removed.

In our opinion the existing block wall does not meet the current code requirements for seismic regulations.

Per original construction, the wall was supported at the roof level for lateral restraint, by the roof diaphragm.

Because the roof, and also all interior walls have been removed, the wall is free standing and unsupported.

The wall shall be removed as soon as possible, because it is in distressed condition, free standing, under designed, unsupported, and imposing live safety hazard.

The separation between the new construction, and the existing church building will be increased by 8 inches in fire rated assembly areas, compering to pre-existing conditions, and increased to 5 feet where we propose windows or doors opening, to meet the current building code requirements.

Material List such as type of siding, windows, window trim etc, will be provided by the General Contractor.

Should you have any questions, please call us or e-mail.

Thank you,
Respectfully,

John Delson P.E. DEI-President
p. 360-944-7094
c. 360-281-8353

From: Cameron McCredie <cmccredie@windermere.com>

Sent: Saturday, January 25, 2020 11:39 AM

To: john delson <john@delsonengineering.com>

Cc: BOGDAN SMOLINETS <mychoice2011@yahoo.com>; Kelly Reid <kreid@orcidity.org>

Subject: Re: previous HRB approval for Peter Ng property for 3 & 2 story new apartment building with commercial space

John,

The MNA land-use committee has responded to my request to revisit your request to lift the continuance. This is their response which states if you can address the MNA concerns then the continuance may be withdrawn.

The original application, regardless of its prior approval, is expired. This application is a new application and therefore subject to all of the criteria, standards, and guidelines of the Oregon City Municipal Code. The burden of proof for compliance is still the responsibility of the applicant.

After a review by members of the MNA, there are several questions that were not addressed in the prior hearing process that are still of concern to the MNA and the adjacent property owner of the historic Church Apartments.

- What is the status of the concrete block wall on the west elevation of the property?
- What is the proposed use of the wall in in the new construction?
- Will the wall be reused or removed?
- What is its structural stability- does it current seismic standards?
- The wall appears to encroach into the adjacent property?

We are also asking for you to provide a Material List such as type of siding, windows, window trim...

The MNA has previously expressed concerns with the proposed new construction being very close to the adjacent historic landmark. It appears that the eves of both buildings almost touch. What is the effect of this construction on the value of the historic district or historic site as per 17.40.060 F (4)? The windows on the west elevation are directly I adjacent to the windows on the historic Church Apartments. This is a negative impact. How will this be mitigated?

The MNA has the opportunity to withdraw its request for continuance before the close of the public hearing pending resolution of our questions. The MNA has the ability to preserve its rights during the land use process.

Cameron

Cameron McCredie

Residential Realtor

Windermere Realty Trust

www.CameronMcCredie.com

On Jan 20, 2020, at 5:46 PM, john delson <john@delsonengineering.com> wrote:

Dear Cameron,

Per our last week conversation:

please find the attached copy of the previous approval from the City, and from the Historic Review Committee for:

-the new 3 story apartment building in 2002,

-and also from the year 2012,

-and also later approval of modified from 3 story into 2 story apartment building with commercial space on the ground level, approval from the 2014.

Our version of 2 story apartment project, with the commercial space on the ground level, in exterior appearance resemble the already approved version from the year 2014.

Because the proposed version of the development have been previously approved, and the design guidelines have not been changed since the time of approval, we hope that the information provided shall be helpful for you to speed up the review process and approval by the Neighborhood Association.

We think and hope it is not necessary to put on hold the decision of the Historic Review Committee until the Neighborhood Committee has been satisfied.

We ask you to re-consider your decision, and request for "continuation".

Should you have any questions, please call us or e-mail.

Thank you,

Respectfully,

John Delson P.E. DEI-President

p. 360-944-7094

c. 360-281-8353

From: Bogdan Smolinets <nwcustomhomes@yahoo.com>

Sent: Thursday, January 16, 2020 2:28 PM
To: john delson <john@delsonengineering.com>
Subject: Fwd: previous HRB approval for Peter Ng property

Sent from my iPhone

Begin forwarded message:

From: Kelly Reid <kreid@orcitey.org<<mailto:kreid@orcitey.org>>>
Date: January 16, 2020 at 2:11:25 PM PST
To: Bogdan Smolinets
<nwcustomhomes@yahoo.com<<mailto:nwcustomhomes@yahoo.com>>>, BOGDAN
SMOLINETS <mychoice2011@yahoo.com<<mailto:mychoice2011@yahoo.com>>>
Subject: FW: previous HRB approval for Peter Ng property

From: Kelly Reid
Sent: Monday, November 18, 2019 1:47 PM
To: Bogdan Smolinets <mychoice2011@yahoo.com<<mailto:mychoice2011@yahoo.com>>>;
nwcustomhomes@yahoo.com<<mailto:nwcustomhomes@yahoo.com>>;
nwsterlinghomes@gmail.com<<mailto:nwsterlinghomes@gmail.com>>;
john@delsonengineering.com<<mailto:john@delsonengineering.com>>
Cc: Jeremy Tamargo <jtamargo@orcitey.org<<mailto:jtamargo@orcitey.org>>>
Subject: RE: Pre-application conference notes

Hi all,

Please see attached pre-application notes along with previous staff reports from 2012 and 2014. I also provided the Historic Review Board dates and deadlines for 2020.

I will send a code template as well.

Thanks,

Kelly Reid, AICP, Planner

Oregon City Planning Division

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(503) 496-1540

kreid@orcidity.org<<mailto:kreid@orcidity.org>>

Website: www.orcity.org<<http://www.orcity.org/>> | Recorder

Page<<http://www.orcity.org/cityrecorder>>

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State Retention Schedule and may be made available to the public.

<HRB 12-02 Staff Report-city approval of 3 story building.pdf>

<SP 12-10 Staff Report Olson's final 3 story apartments-commercial.pdf>

<HR 14-08 Staff Report-HISTORIC APPROVAL OF 2 STORY APARTMENT-COMMERCIAL.pdf>