



City of Oregon City
Permit Receipt
RECEIPT NUMBER 00035458

Account Number: 019285

Date: 3/24/2017

Applicant: KCMG LLC

Type: charge # 3

Permit Number	Fee Description	Amount
HR-17-0003	4332 Historic Review Board	50.00
	Total:	\$50.00



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)	Type II (OCMC 17.50.030.B)	Type III / IV (OCMC 17.50.030.C)
<input type="checkbox"/> Compatibility Review	<input type="checkbox"/> Extension	<input type="checkbox"/> Annexation
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Detailed Development Review	<input type="checkbox"/> Code Interpretation / Similar Use
<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Geotechnical Hazards	<input type="checkbox"/> Concept Development Plan
<input type="checkbox"/> Natural Resource (NROD) Verification	<input type="checkbox"/> Minor Partition (<4 lots)	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Minor Site Plan & Design Review	<input type="checkbox"/> Comprehensive Plan Amendment (Text/Map)
	<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Detailed Development Plan
	<input type="checkbox"/> Site Plan and Design Review	<input checked="" type="checkbox"/> Historic Review <i>April 25th, 2017</i>
	<input type="checkbox"/> Subdivision (4+ lots)	<input type="checkbox"/> Municipal Code Amendment
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Variance
	<input type="checkbox"/> Natural Resource (NROD) Review	<input type="checkbox"/> Zone Change

File Number(s): _____

Proposed Land Use or Activity: Remodel of Historic home located at 16430 Hiram Avenue

Project Name: Hiram Avenue Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 16430 Hiram Ave. Oregon City, OR 97045-054

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

Applicant(s):

Applicant(s) Signature: Kevin Granger (Maureen Granger)

Applicant(s) Name Printed: Kevin Granger (KCMG LLC) Date: 3/24/17

Mailing Address: 11302 SE Pheasant Ridge Dr. Happy Valley, OR 97086

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: _____

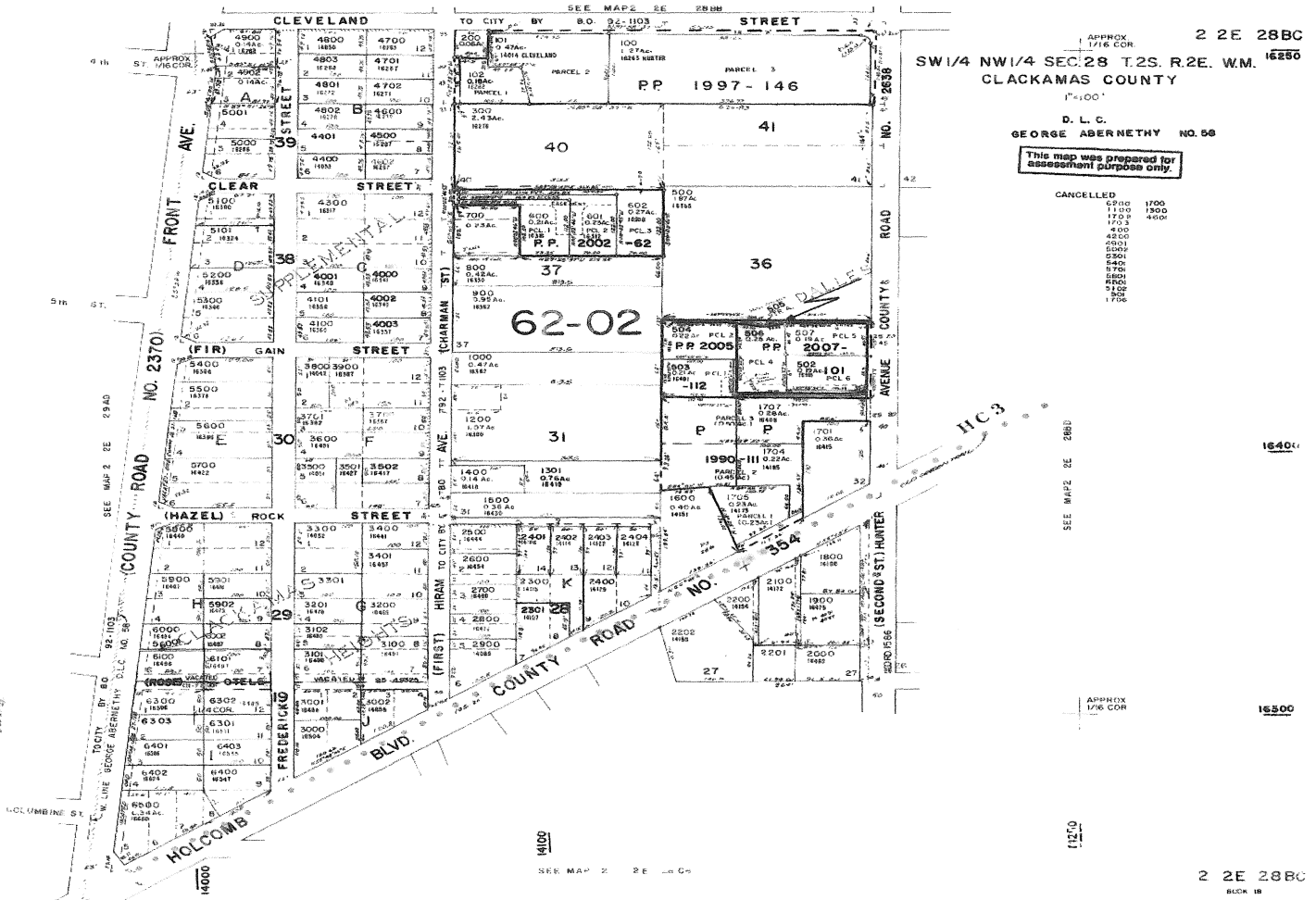
All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



First American

myFirstAm® Tax Map

16430 Hiram Ave, Oregon City, OR 97045



Tax Map

16430 Hiram Ave, Oregon City, OR 97045

3/24/2017

This report is only for the myFirstAm user who applied for it. No one else can rely on it. As a myFirstAm user, you already agreed to our disclaimer regarding third party property information accuracy. You can view it here: www.myfirstam.com/Security/ShowEULA. ©2005-2017 First American Financial Corporation and/or its affiliates. All rights reserved.

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

Project Site: 16430 Hiram Avenue, Oregon City, OR 97045

This project depicts a remodel of an existing home. The scope of the project also includes an enlargement by 82.9 sqfeet.

The proposed increase is 82.9sqfeet which will bring the total living area to 734.9 sqfeet. (for location and dimensions of the proposal, refer to the drawing A1.0 and A2.0.

The existing house is designated as an historical monument and will be constructed to meet the Oregon City guidelines and recommendations.

16430 Hiram Avenue, Oregon City, Oregon

Design Guidelines: Alterations – Additions

A. Site

1. In addition to the zoning requirements, the remodel will be ~12.7% larger than the existing square footage of the home.
2. Impact to the primary façade is kept to a minimum.

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 ~12.7% 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.

(A.)
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.

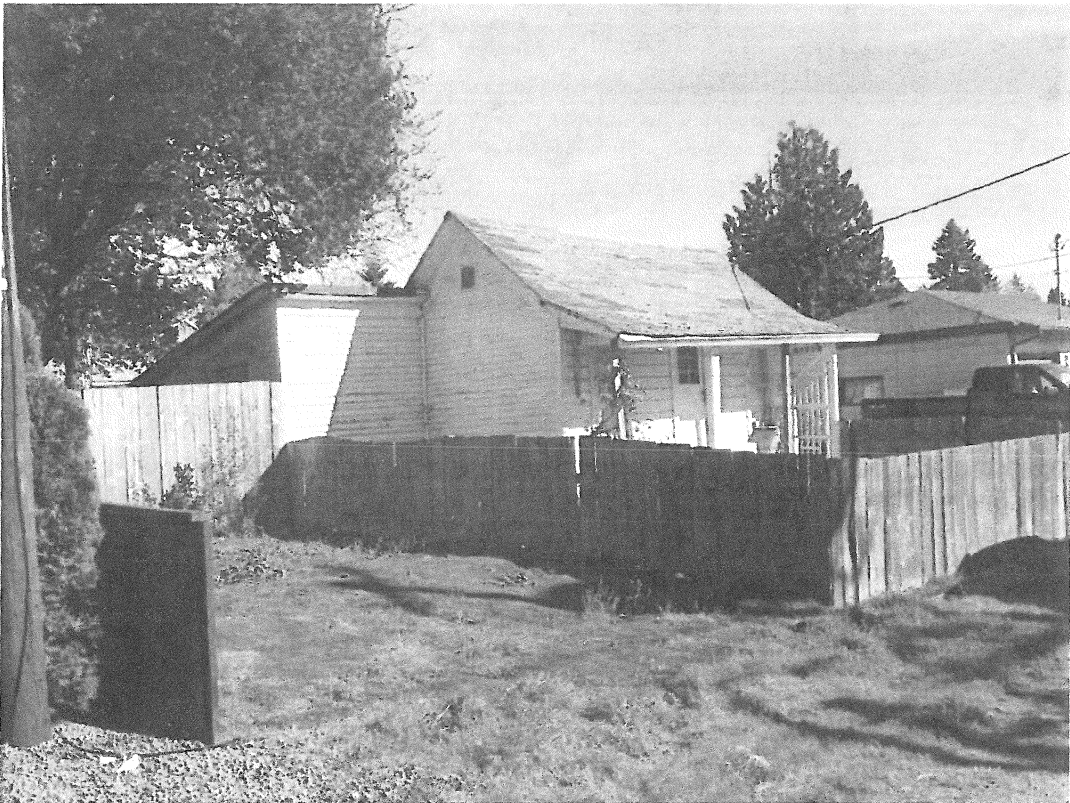
17.040.065 – Historic preservation incentives

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

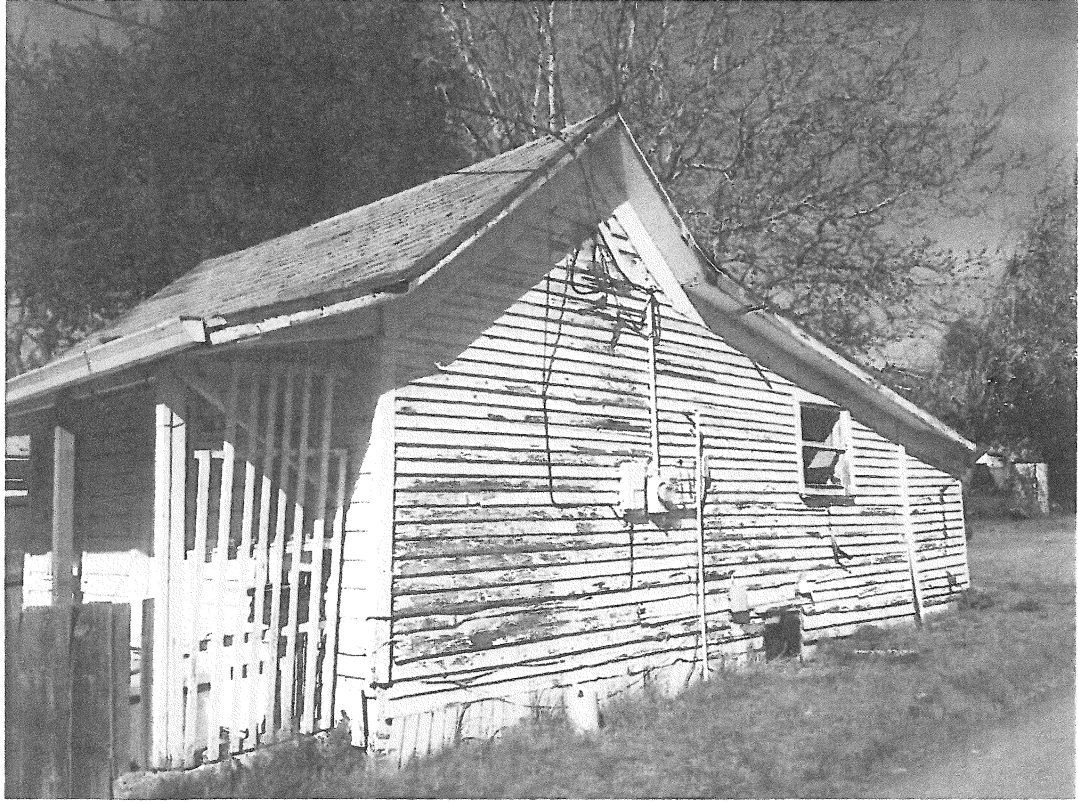
Applicant has reviewed all of the statements provided in 17.40 and will be in compliance with the issues that pertain to this remodel of 16430 Hiram Avenue in Oregon City, OR.

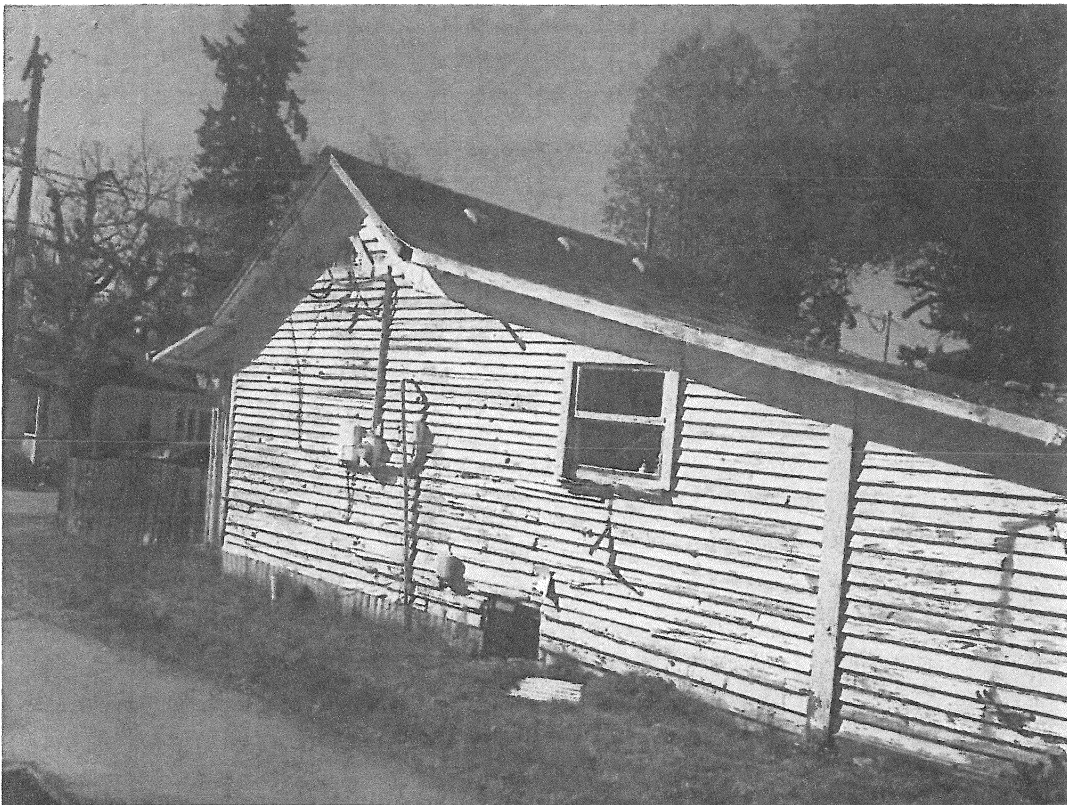
As each phase is implemented, Applicant will follow the procedures set forth by Oregon City Planning Department.

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.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND / OR ZONING REGULATIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE COMPLIANCE. VIK DRAFTING AND DESIGN SHALL NOT BE HELD LIABLE TOWARD LOSS OR DAMAGE RESULTING IN ANY ERROR OF THESE PLANS. THESE PLANS ARE NOT INTENDED TO SHOW METHOD AND MEANS OF EXECUTION WHICH ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. VIK DRAFTING AND DESIGN RETAINS ALL COPYRIGHTS TO THE PLANS.

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

PROJECT LOCATION:

16430 Hiram Ave.
Oregon City, OR 97045

No.	Description	Date

LEGAL DESCRIPTION:
SW 1/4, NW 1/4 SEC28, T2S, R2E, W.M. CLACKAMAS COUNTY

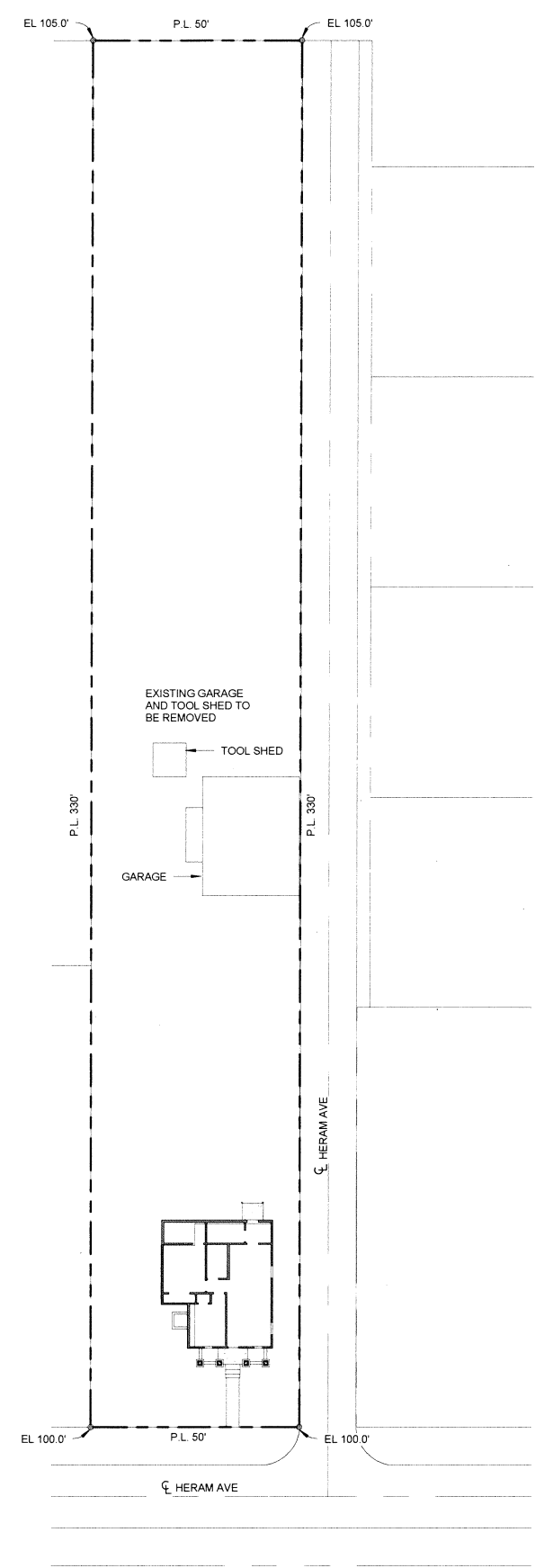
SUBDIVISION: GEORGE ABERNETHY #58, LOT 31
LOT AREA: 0.36 AC (15,681 S.F.)

IMPERVIOUS AREA:
TOTAL BLDG IMPERVIOUS AREA 754.6 S.F.

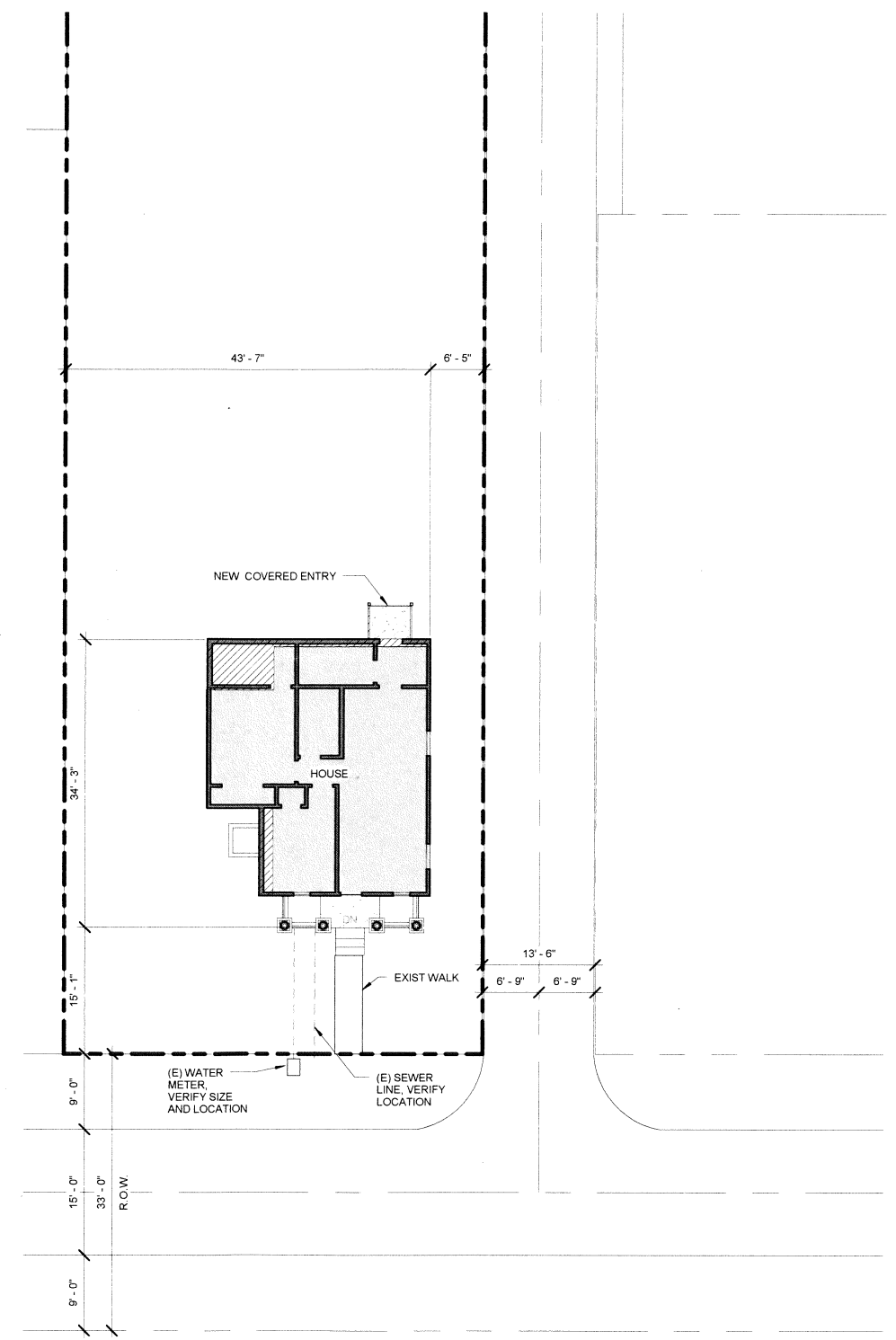
BUILDING COVERAGE:
EXISTING BLDG AREA 671.7 S.F.
PROPOSED BLDG ADDITION 82.9 S.F.

FOOTPRINT BLDG AREA: 754.6 S.F.
LOT AREA: 15,681 S.F.
COVERAGE: 4.80%

- INDICATES ADDITION
- INDICATES EXISTING



1 Site Plan
A1.0 1" = 20'-0" (1"=40'-0" 11x17 SHEETS)



2 Site Plan - Proposed
A1.0 1" = 10'-0" (1"=20'-0" 11x17 SHEETS)

**Hiram Ave Residence
Site Plan**

Project number 1603
Date 03/22/2017
Drawn by VIK
Checked by VIK


A1.0

Scale As indicated

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DESIGNED BY



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E: VIKDDCONT@GMAIL.COM

PROJECT LOCATION:

16430 Hiram Ave.
Oregon City, OR 97045 652 s.f.

No.	Description	Date





Hiram Ave Residence Floor and Roof Plans

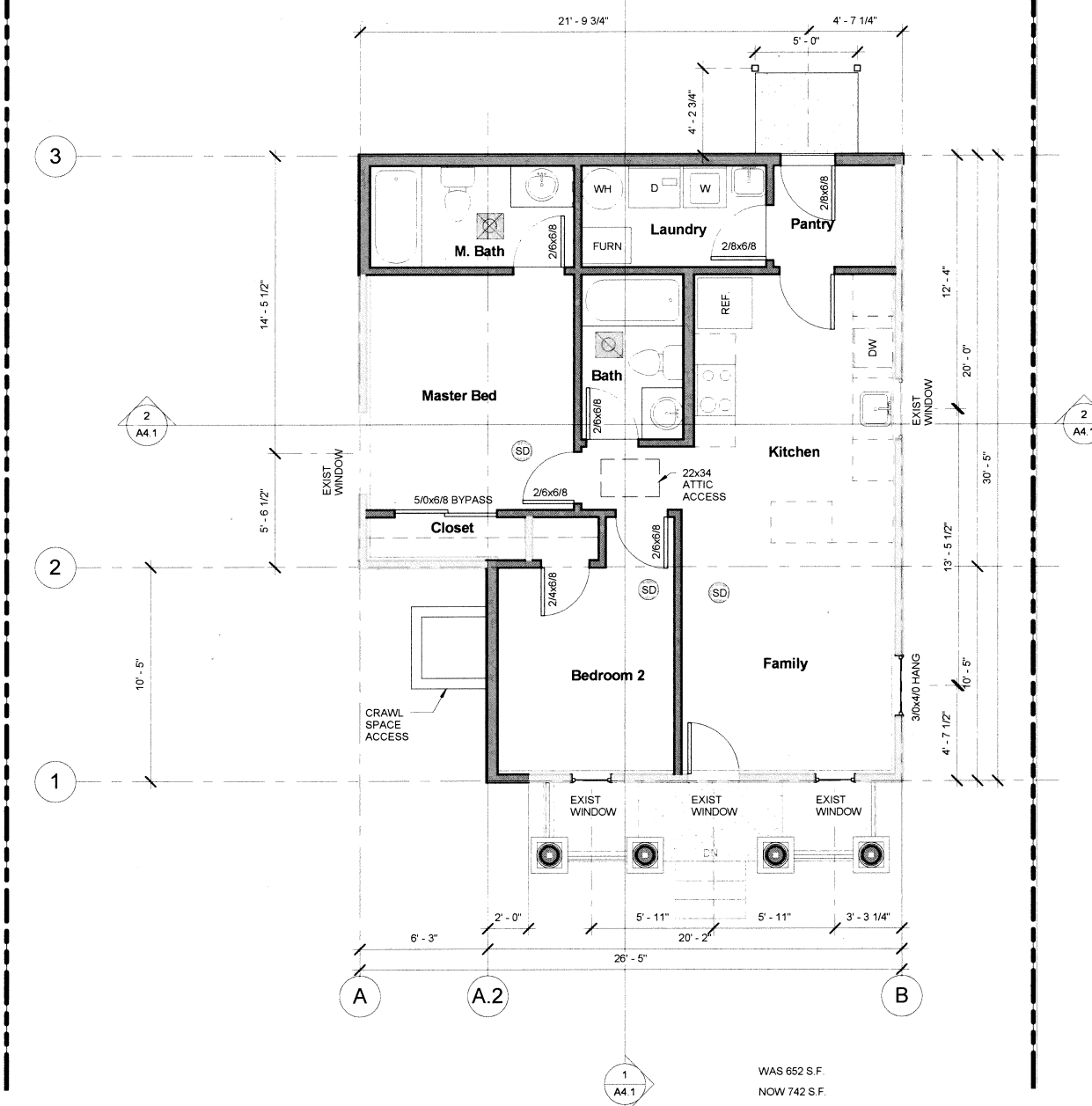
Project number 1603
Date 03/22/2017
Drawn by VIK
Checked by VIK

A2.0

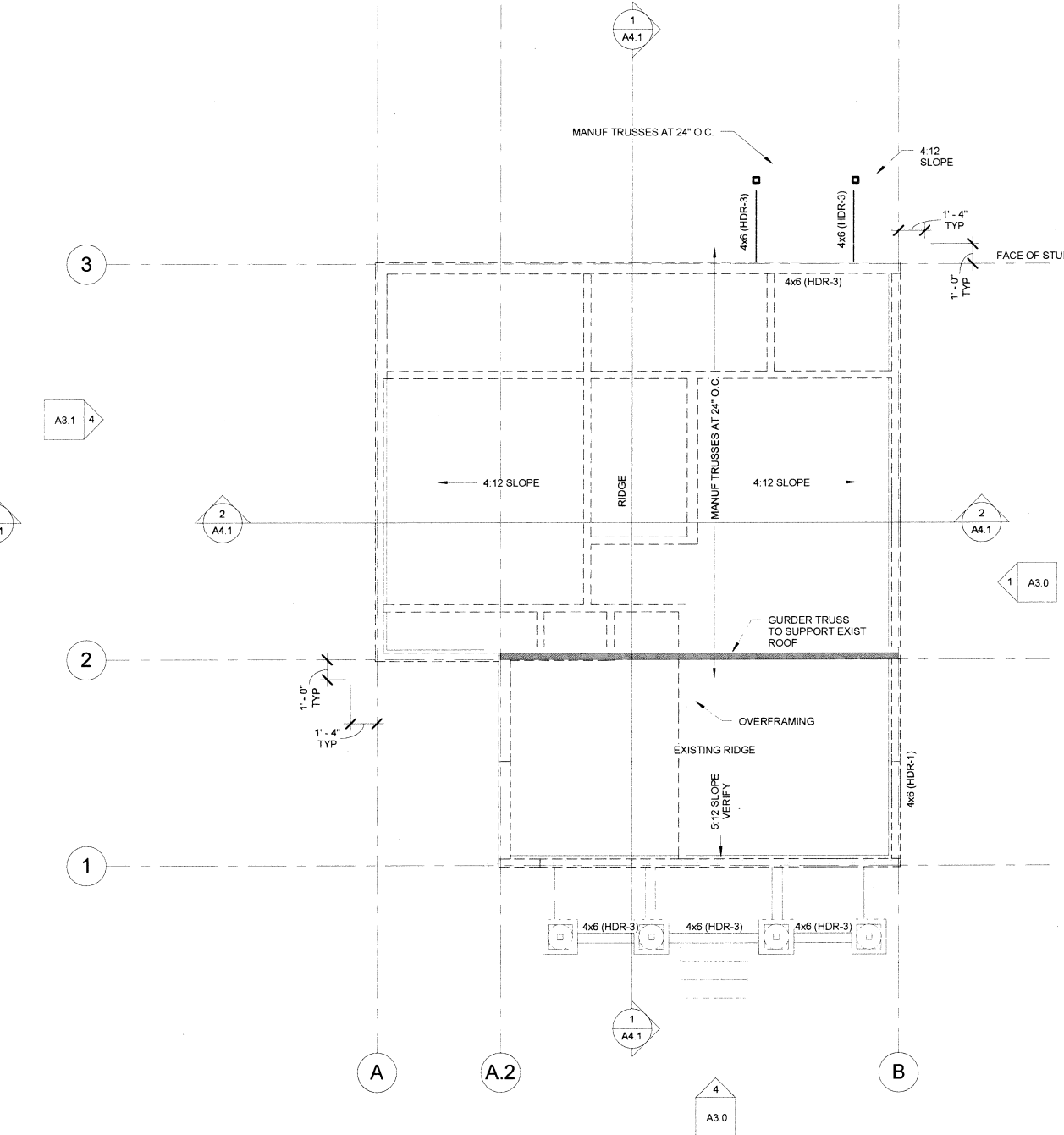
Scale As indicated

LEGEND

-  INDICATES 80 CFM FAN
-  INDICATES SMOKE DETECTOR
-  INDICATES NEW WALL
-  INDICATES NEW WALL



1 Floor Plan
A2.0 1/4" = 1'-0"



2 Roof Plan
A2.0 1/4" = 1'-0"

WAS 652 S.F.
NOW 742 S.F.

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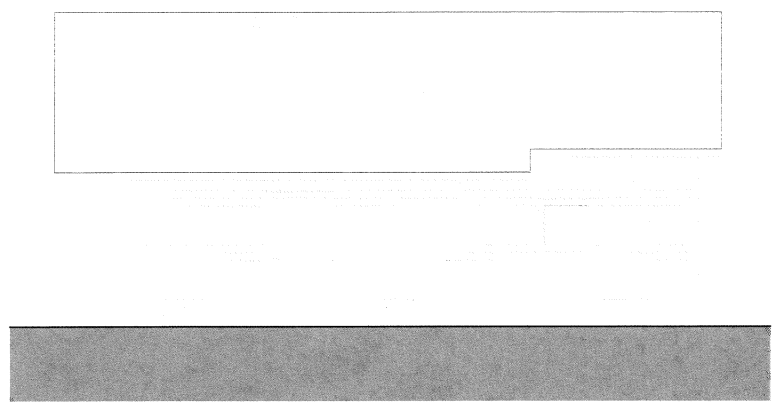
No.	Description	Date

Hiram Ave Residence Elevations

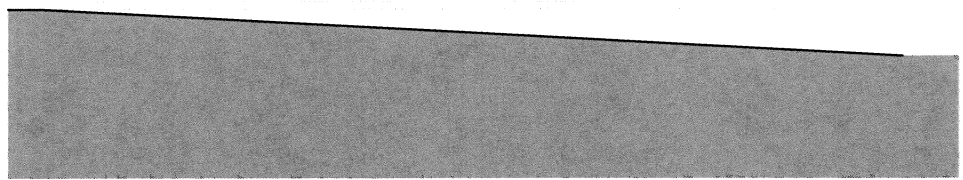
Project number	1603
Date	03/22/2017
Drawn by	VIK
Checked by	VIK

A3.1

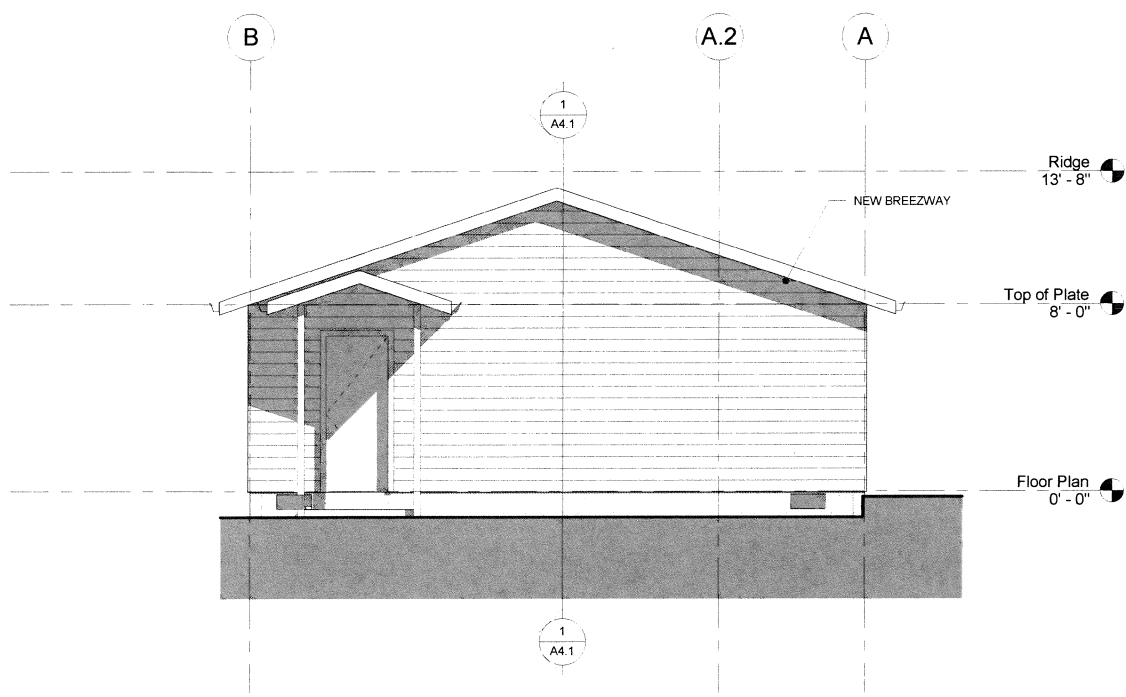
Scale 1/4" = 1'-0"



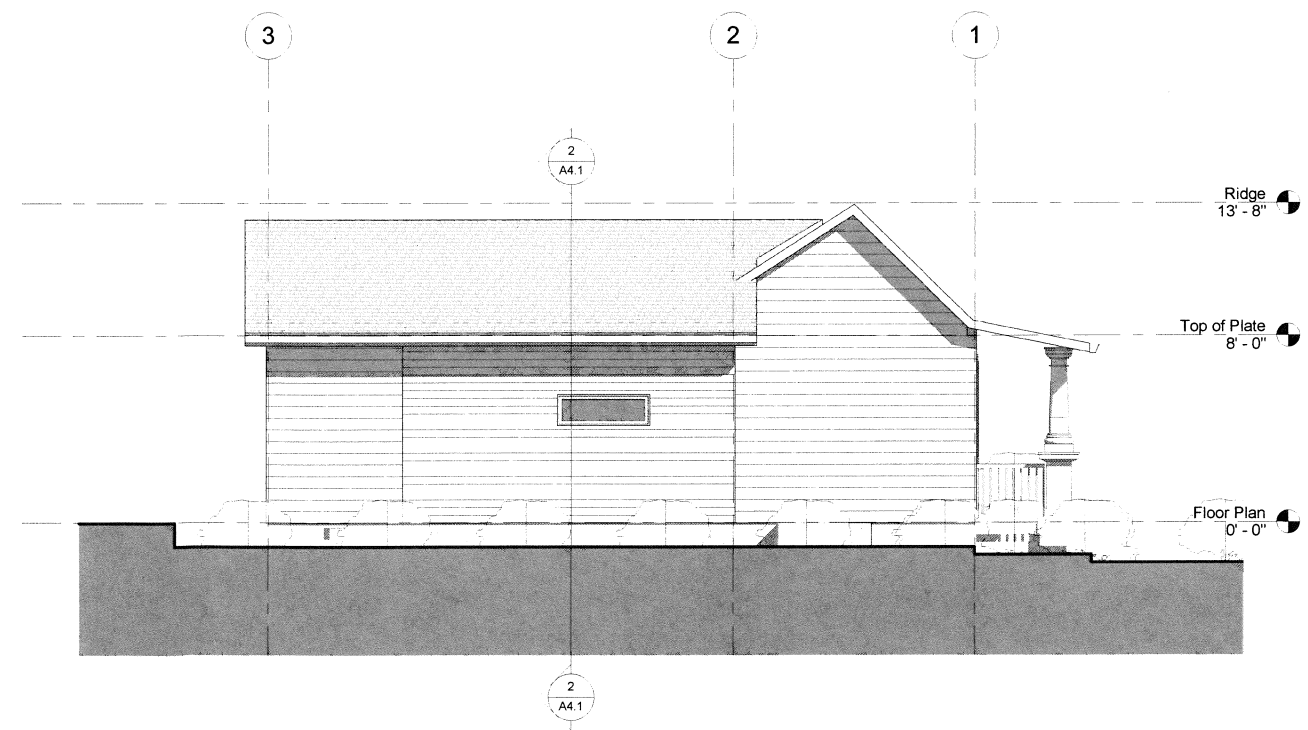
2 Elevation rear - existing
A3.1 1/4" = 1'-0"



1 Elevation left side - existing
A3.1 1/4" = 1'-0"



3 Elevation Rear - Proposed
A3.1 1/4" = 1'-0"



4 Elevation Left - Proposed
A3.1 1/4" = 1'-0"

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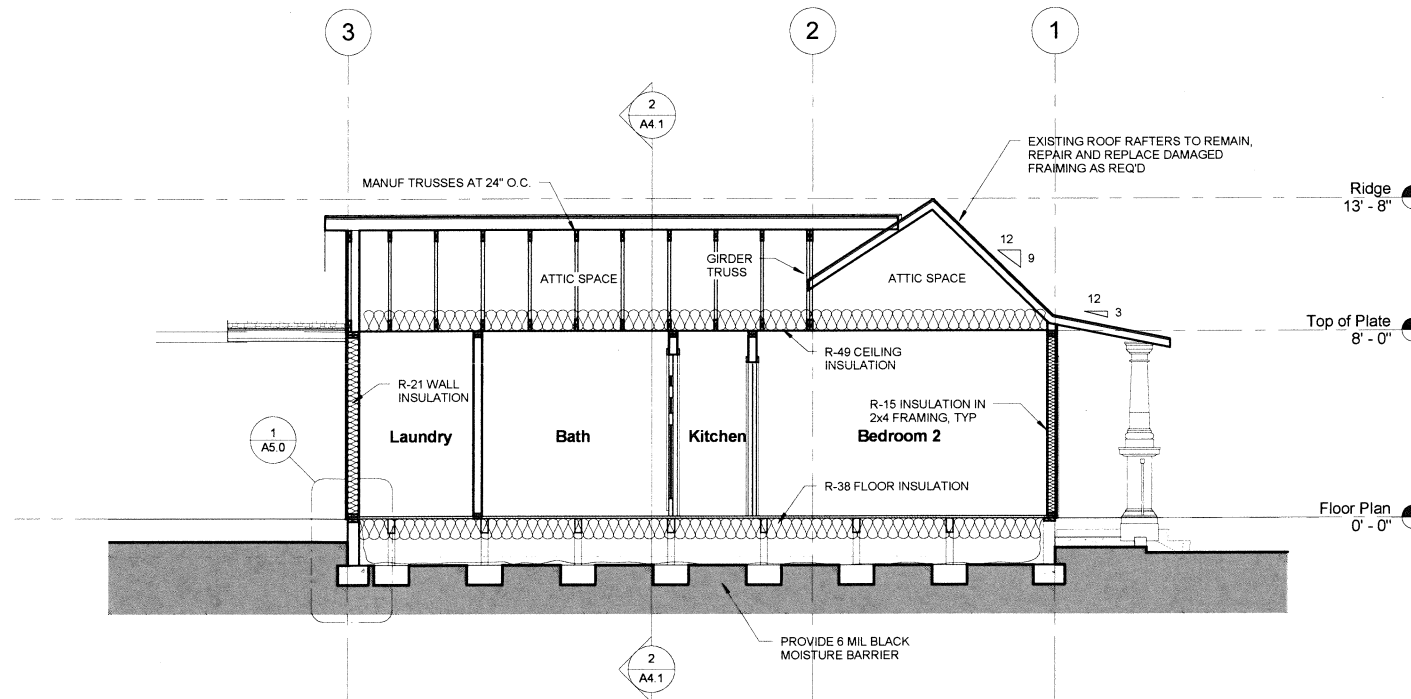
No.	Description	Date

Hiram Ave Residence
Sections

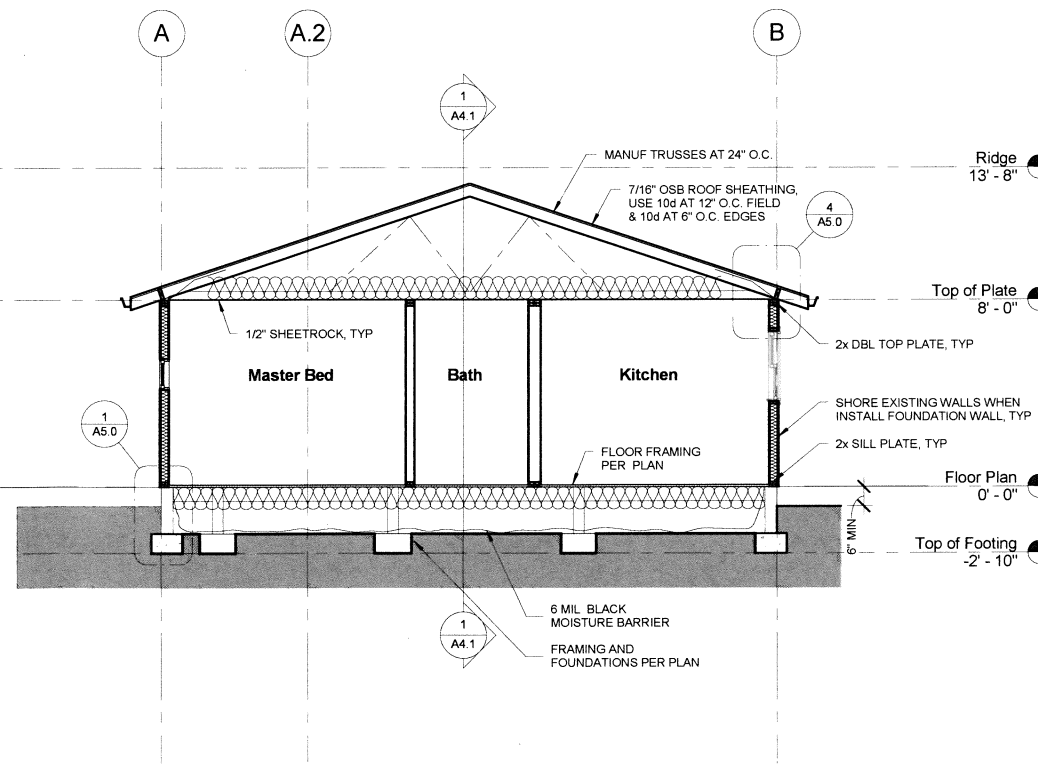
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Date	03/22/2017
Drawn by	VIK
Checked by	VIK

A4.1

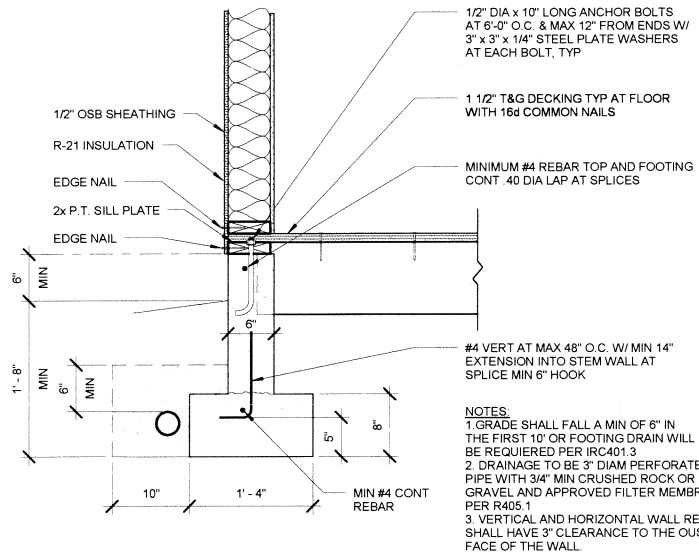
Scale 1/4" = 1'-0"



1 East-West Section
A4.1 1/4" = 1'-0"

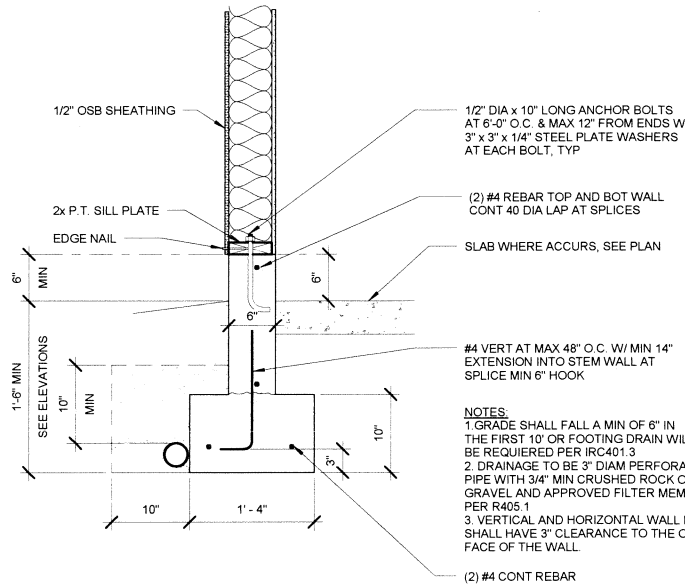


2 South-North Section
A4.1 1/4" = 1'-0"



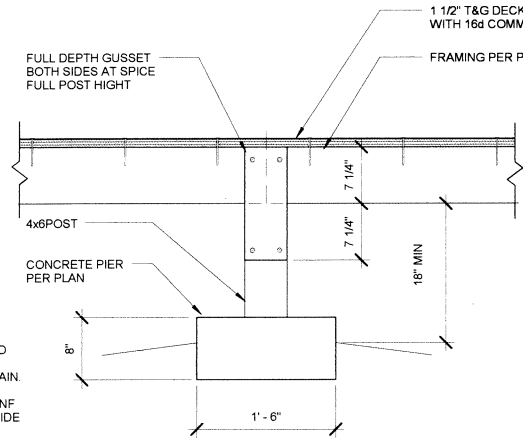
1 Typical Foundation Detail at Floor Framing

A5.0 1\"/>



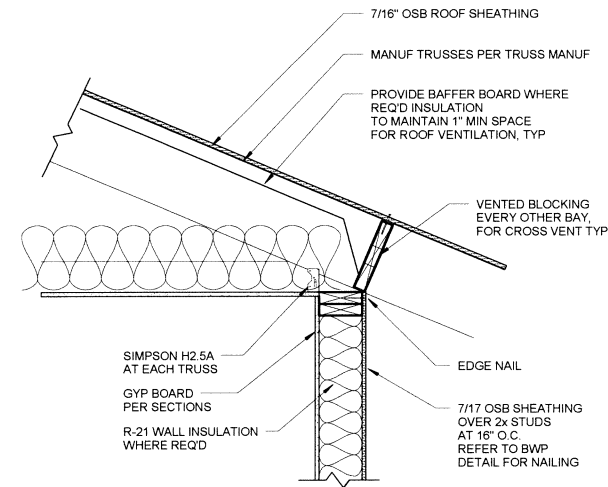
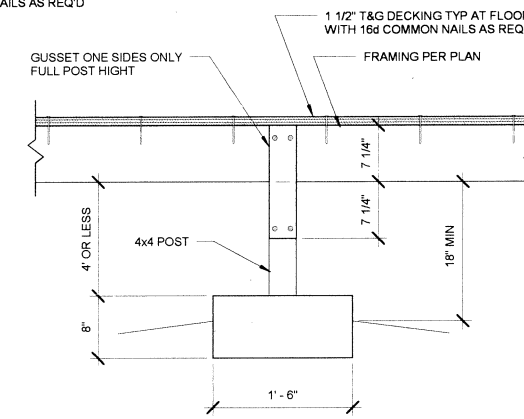
2 Typical Foundation Detail

A5.0 1\"/>



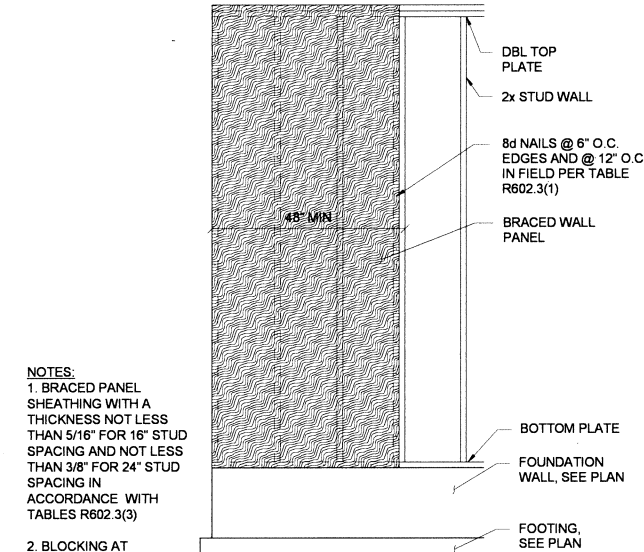
3 Post and Beam Framing

A5.0 1\"/>



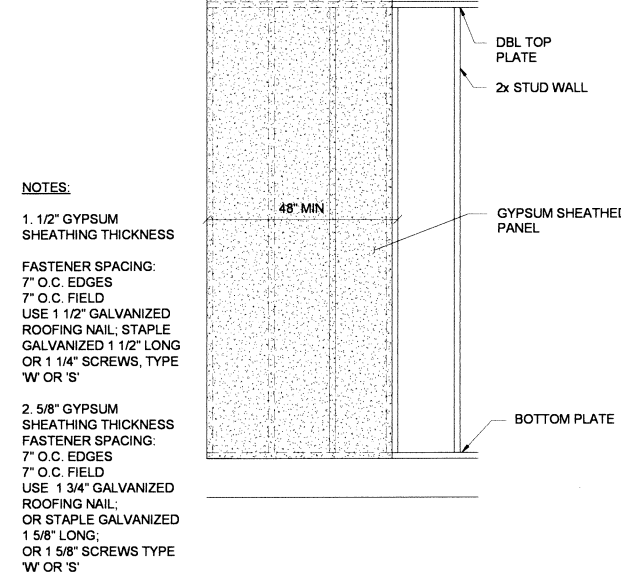
4 Roof Connection Detail

A5.0 1\"/>



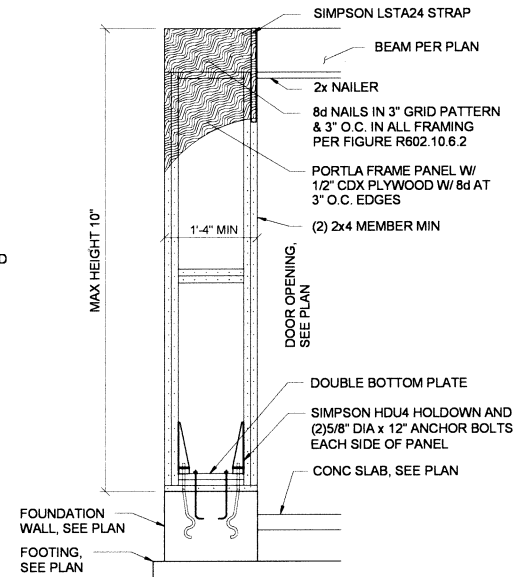
5 Braced Wall Panel

A5.0 1 1/2\"/>



6 Gypsum Bracing Panel

A5.0 1 1/2\"/>



7 PORTAL FRAME PANEL (FPF)

A5.0 1 1/2\"/>

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A5.0

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