



LAND USE APPLICATION FORM

2018 MAR 30 AM 11:50
RECEIVED
CLACKAMAS COUNTY

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): HR 18-03

Proposed Land Use or Activity: 22 NEW APTS ON SITE WITH EXISTING HISTORIC HOME

Project Name: HARLEY AVE APTS Number of Lots Proposed (If Applicable): 0

Physical Address of Site: 15831 HARLEY AVE

Clackamas County Map and Tax Lot Number(s): T25, P2E, SEC 20

Applicant(s):

Applicant(s) Signature: Todd L. Keen

Applicant(s) Name Printed: Todd L. Keen Date: 4/2/18

Mailing Address: 1307 7th ST OREGON CITY OR

Phone: 503-656-1942 Fax: _____ Email: Todd.L.KEEN@ORCL.COM

Property Owner(s):

Property Owner(s) Signature: _____

Property Owner(s) Name Printed: LONNIE YOUNG, TIMBER CREEK HOMES Date: _____

Mailing Address: P.O. BOX 1610, CLACKAMAS, OR 97015

Phone: 503-708-1251 Fax: _____ Email: TCLHOMES@MSN.COM

Representative(s):

Representative(s) Signature: SAME AS APPLICANT

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.

City of Oregon City Planning Dept

March 23, 2018

Attn: Christina Robertson- Gardiner

RE: HR 17-10

Christina,

The following narrative describes the proposed multi-family development at 15831 Harley Ave and how it complies with the applicable Code Criteria from the Oregon City Municipal Code (OCMC).

HR 17-10 approved the restoration and exterior alteration to the existing historic home on the property and this proposal was informally presented to The Historic Review Board at that time.

The proposed development consists of constructing 23 new townhome style apartments and restoring the existing home as a 24th unit to achieve the minimum required density for the 1.63 acre site zoned R-2.

Each building is unique due to the topography of the site and the grading necessary to provide emergency vehicle access. The units facing Harley Ave are proposed to have a two story volume viewed from the street and a rear loaded garage accessed from a private drive. Units fronting Forsythe will also have rear garages and front doors facing Forsythe as required by OCMC. The interior units have front facing garages and the on-site circulation has been designed to accentuate the original front entry (under reconstruction) of the historic home and provide appropriate buffers for the historic resource.

All units have sloped roofs, covered front porches and vernacular style building elements to fit into the historic context of Oregon City. No attempt is being made to replicate the Queen Anne style elements on the existing historic home in order to keep this home a unique focal point of the development.

CODE RESPONSES: Provide a response to each of the review criteria below:

Describe the value and significance of the historic site;

The historic significance of the site is limited to the Knute Tollefson House constructed on the property in 1893. The historic home was originally sited on a bluff above the flood plain at the confluence of the Clackamas and Willamette Rivers along with other homes constructed in the late 19th and early 20th Centuries on large lots and located a few hundred yards from the local grange. It is one of the last homes remaining in this area from this era and is a good representation of the Queen Anne Style. The historic home was likely situated to take advantage of the valley and river views away from Harley Ave. The home was added to at several different times and these non-historic additions have now been removed. It is unknown if any other buildings ever existed on the gently rolling portion of the site sloping uphill toward Harley Ave.

Describe the physical condition of the historic site;

This home sits near the northwest corner of the property and is oriented with the original (under restoration) front entry facing to the north rather than toward Harley Ave. The home originally overlooked the rivers and valley, but is now separated from the rivers by the industrial area fronting Clackamas River Drive and I 205 and surrounded by homes constructed in the 1990's and early 2000's on small lots. The landscaping at the site has been neglected and most of the large oak trees on the property are in poor health.

Describe the general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;

The exterior design, arrangement, proportion and details proposed for the new buildings are intended to be compatible with the historic districts in Oregon City, even though this property exists outside a designated district. The use of Queen Anne details found on the original Tollefson House is not desirable to enhance the uniqueness of this building. Final paint colors have not yet been determined, but will be appropriate for the period.

Describe pertinent aesthetic factors

Each building will have sloped roofs with cross gables facing the front and back to provide historically appropriate massing. Each individual unit will have a front porch at least 6' deep with partial wraparound porches at corner units. Windows will all be vertically oriented double hung where visible from the street. All doors and windows will have a minimum of 4" trim. Contemporary building materials will be utilized in a manner to replicate historic building materials.

Describe the economic, social, environmental and energy consequences of your project

The proposed multi-family development will provide an option for housing for Oregon City. The new buildings will be clustered to provide the minimum required density for the underlying zone, but allow for open space and the preservation of the Tollefson House. Each individual unit within the multi-family buildings will have its own front porch and garage similar to a traditional single family / townhome to provide the tenants with a sense of individuality and ownership. The proposed low rise design will also be more compatible with the existing single family homes than a 4-5 story structure which the current zoning would allow. Developing the site with clustered buildings there will be less impact on the total land area. The site design incorporates best management practices for stormwater disposal and provides protection and enhancement for the identified natural resource/ steep slope portions of the site by controlling stormwater runoff and preventing erosion.

**Design Guidelines for Alterations and Additions
Secretary of Interiors Standards for Rehabilitation**

Describe how your project accomplishes the following:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The home is proposed to be retained as a single family residence. The original orientation to the Clackamas River has been compromised over time by the construction of I-205 and the industrial area that currently separates it from the natural environment. The proposed new development will provide buffers to the existing home to preserve its unique appearance as a single family home within the complex. There are no unique landscape features or spatial relationships that currently exist other than large oak trees which are either diseased or located such that their preservation would negate future development of the property.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The exterior is being renovated to preserve the original home per previous HR approval 17-10. The proposed buffers to the new development and driveway to the original front of the Tollefson Home will retain and enhance the historic home and its unique character.

3. Each property will 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 elements from other historic properties, will not be undertaken.

A conscious decision to avoid typical Queen Anne elements in the new structures was made to avoid creating a false sense of history and to keep the original home as a unique feature on the Site. The new buildings will include vernacular and craftsman elements compatible with the historic districts in Oregon City.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There are no portions of the property that have acquired historic significance in their own right over time. Only the historic home is proposed to be preserved as part of this development.

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

The previous HR 17-10 approval and conditions dealt with alterations to historic home. No additional preservation work is proposed as part of this application.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The previous HR 17-10 approval and conditions dealt with alterations to historic home. No additional preservation work is proposed as part of this application.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The previous HR 17-10 approval and conditions dealt with alterations to historic home. No additional preservation work is proposed as part of this application.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No archeological resources are known on the site, but the site has been identified by the Tribes as a possible archeological site. The site will be monitored during construction by the developer and if resources are discovered SHPO will be notified and resources will be protected and preserved in place to the extent possible.

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

All new construction proposed under this application will be at least 19' from the original structure and be distinct from the original Tollefson House. The materials of construction will be lap siding, doors and single hung windows with a minimum 4" trim and composition roofing to be compatible with size, scale and proportion of the historic home.

10. New additions and adjacent or related new construction will 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.

The new development proposed does not include any additions or alterations to the existing historic resource. The new construction is more than 19' from the historic home and in theory could be removed at a future date without impacting the original home.

TAX LOT 1600
MAP 25, 2E, 2004
DEED DOC. NO.
2015-024458

FD 5/8" IR
EL. 91.49'

FD 5/8" IR
W/ RPC
EL. 91.99'

TAX LOT 1700
MAP 25, 2E, 2004

TAYLOR LANE

S 83°30'35" E

EDGE OF
BRUSH

31.0'

(3) BP • 9' = 27'
18'-0"
24'-0"
81.3'

285.67'

46.7'

TOP OF SLOPE

EXISTING HOUSE
PEAK EL. 132.4'
FINISH FLOOR
EL. 105.2'
HEIGHT 31.7'

PORCH

(3) BP • 9' = 27'-0"
26'-0"
6'-0"
168.6'

172.8'-0"

PROPOSED HISTORIC BOUNDARY
TO BE LOCATED 10' TO EAST AND
SOUTH OF HISTORIC HOME. EAST
LINE TO EXTEND TO NORTHERN
PROPERTY LINE AND SOUTH LINE
TO EXTEND TO TOP OF BANK. ALL
PROPERTY DOWNHILL FROM TOP OF
BANK TO ALSO BE INCLUDED WITHIN
HISTORIC OVERLAY AS PROPOSED
APPROX 17,896 S.F.

TAX LOT 600
MAP 25, 2E, 2000
DEED DOC. NO.
2015-024458

N 06°21'30" E

TOE OF SLOPE

TOP OF SLOPE

124.2'

(3) BP • 9' = 36'
8'-0"

22'-0"

24'-0"

20'-0"

1583 HARLEY AVENUE
TAX LOT 601
MAP 25, 2E, 2000
AREA 70,826 S.F.
DEED DOC. NO.
2017-040261

12" CMP
STORM OUTFALL
EL. 79.6'

FD 5/8" IR
W/ RPC

N 84°55'16" W

24'-0"

250.40'

APPROXIMATE GAS LINE LOCATIONS
PER NW NATURAL GAS RULES

FORSYTHE ROAD

DOUBLE YELLOW LINE

SSMH 1
RIM 84.1'
10" PVC E 73.5'
10" PVC W 73.4'

FOG LINE

FOG LINE

PROPOSED HISTORIC BOUNDARY REVISION

1/4" = 1'-0"

HARLEY AVE APTS
1722- HISTORIC BOUNDARY



15831 Harley Ave Apartments

Project No. 1772

Iselin Architects, PC



15831 Harley Ave Apartments

Project No. 1772

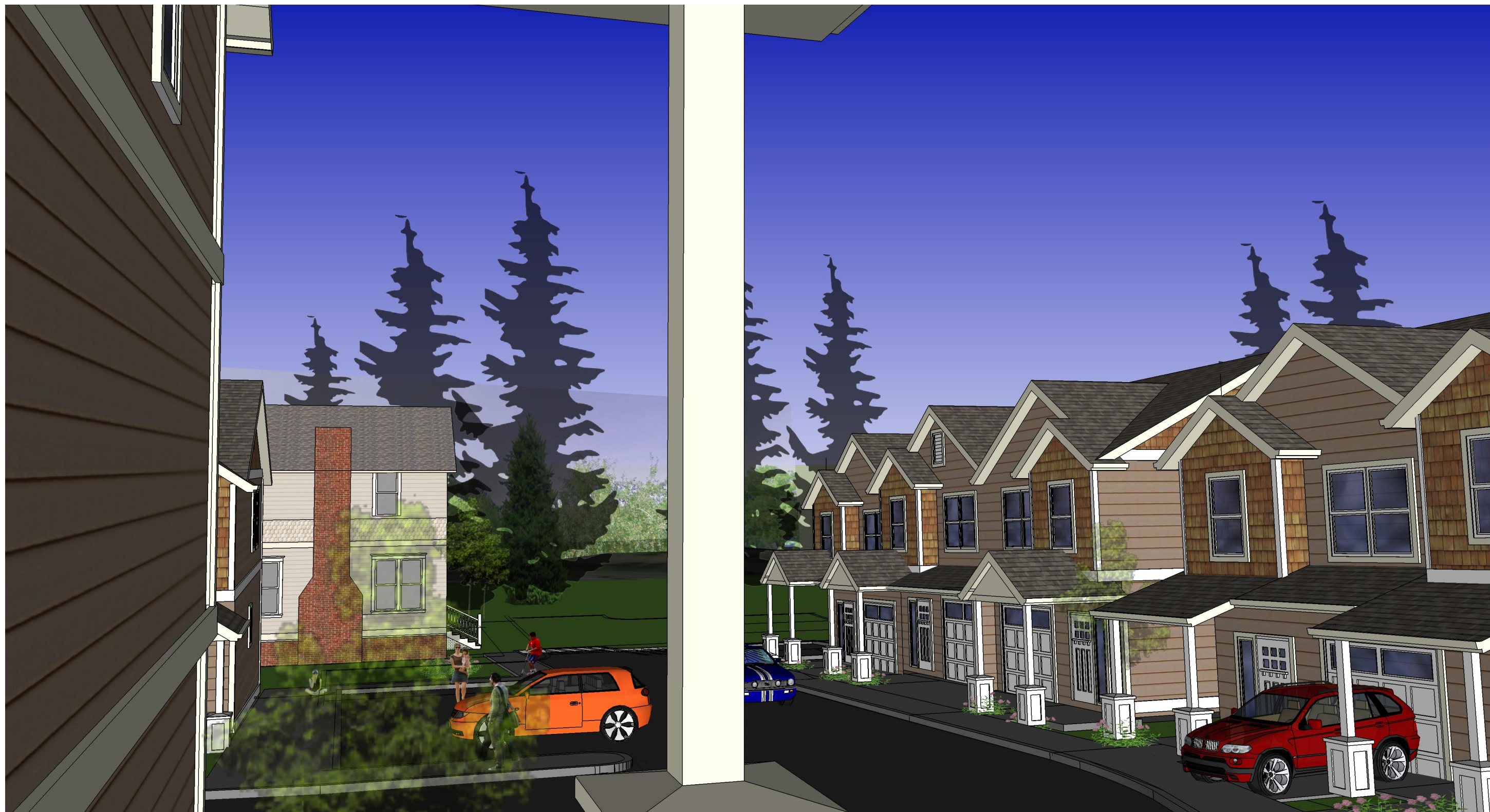
Iselin Architects, PC



15831 Harley Ave Apartments

Project No. 1772

Iselin Architects, PC



15831 Harley Ave Apartments

Project No. 1772

Iselin Architects, PC



 SITE PLAN

PROJECT INFORMATION

PROJECT DESCRIPTION NEW 22 UNIT APARTMENT COMPLEX TO BE ADDED TO EXISTING SITE WITH HISTORIC HOME TO BE UTILIZED AS 23rd UNIT

PROPERTY LOCATION T 2S, R 2E, SEC 20 (W.M.)
ADDRESS 15831 HARLEY AVE.
COUNTY OREGON CITY, OR, 97045
CLACKAMAS
ZONE R-2
ELEVATION 112 FT
SITE AREA 1.6 AC
OCCUPANCY
CONSTRUCTION TYPE

BUILDING SQUARE FOOTAGE	EXISTG	NEW	TOTAL
MAIN LEVEL FLOOR AREA			
UPPER LEVEL FLOOR AREA			
TOTAL			

BUILDING COVERAGE

PARKING
REQUIRED
EXISTING

LANDSCAPING
REQUIRED
EXISTING

IMPERVIOUS AREA

- UNDER SEPARATE PERMIT
- MECHANICAL
 - ELECTRICAL
 - FIRE SPRINKLERS

DRAWING INDEX

- A1.1 SITE PLAN & GENERAL NOTES
A1.2 MAIN LEVEL FLOOR PLAN & KEYNOTES
A1.3 UPPER LEVEL FLOOR PLAN, SCHEDULES
A2.1 ELEVATIONS
A2.2 ELEVATIONS
A3.1 SECTIONS
A3.2 SECTIONS
A4.1 INTERIOR ELEVATIONS
A5.1 DETAILS

- S0.1 STRUCTURAL NOTES
S1.1 FOUNDATION / FRAMING PLANS
S1.2 ROOF FRAMING PLAN

CONTACT INFORMATION

OWNER

X

ARCHITECT

ISELIN ARCHITECTS, PC
1307 7TH ST
OREGON CITY, OR 97045
CONTACT: TODD ISELIN
P. (503) 656-1942
F. (503) 656-0658



**ISELIN
ARCHITECTS
P.C.**

1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
www.iselinarchitects.com

NOT FOR
PRELIMINARY
CONSTRUCTION

Harley Ave. Apartments

15831 HARLEY AVE.
Oregon City, OR, 97045

PROJ. NO. : 1772
FILE : A-SIT
DATE : 1/18/18

SHEET #

A1.1

SITE PLAN & GENERAL
NOTES



WEST (LEFT SIDE) ELEVATION

1/4" = 1'-0"



SOUTH (FRONT) ELEVATION

1/4" = 1'-0"



EAST (RIGHT SIDE) ELEVATION

1/4" = 1'-0"



NORTH (REAR) ELEVATION

1/4" = 1'-0"



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**Building 1
Harley Ave. Apartments**

15831 HARLEY AVE.
Oregon City, OR, 97045

PROJ. NO. : 1772.1
FILE : A-ELV
DATE : 2/18/18

SHEET #

A2.1

ELEVATIONS



WEST (SIDE) ELEVATION

1/4" = 1'-0"



SOUTH (FRONT) ELEVATION

1/4" = 1'-0"



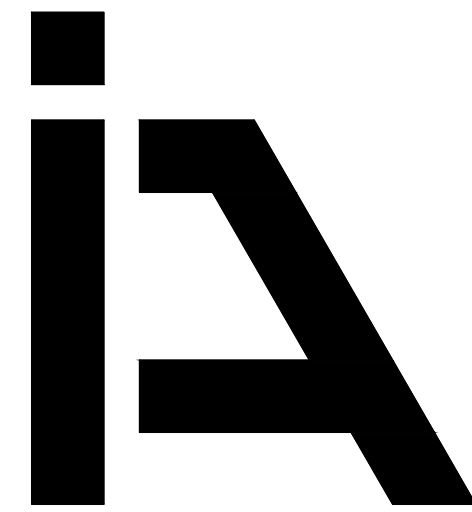
EAST (SIDE) ELEVATION

1/4" = 1'-0"



NORTH (REAR) ELEVATION

1/4" = 1'-0"



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P.C.**

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Oregon City, OR 97045
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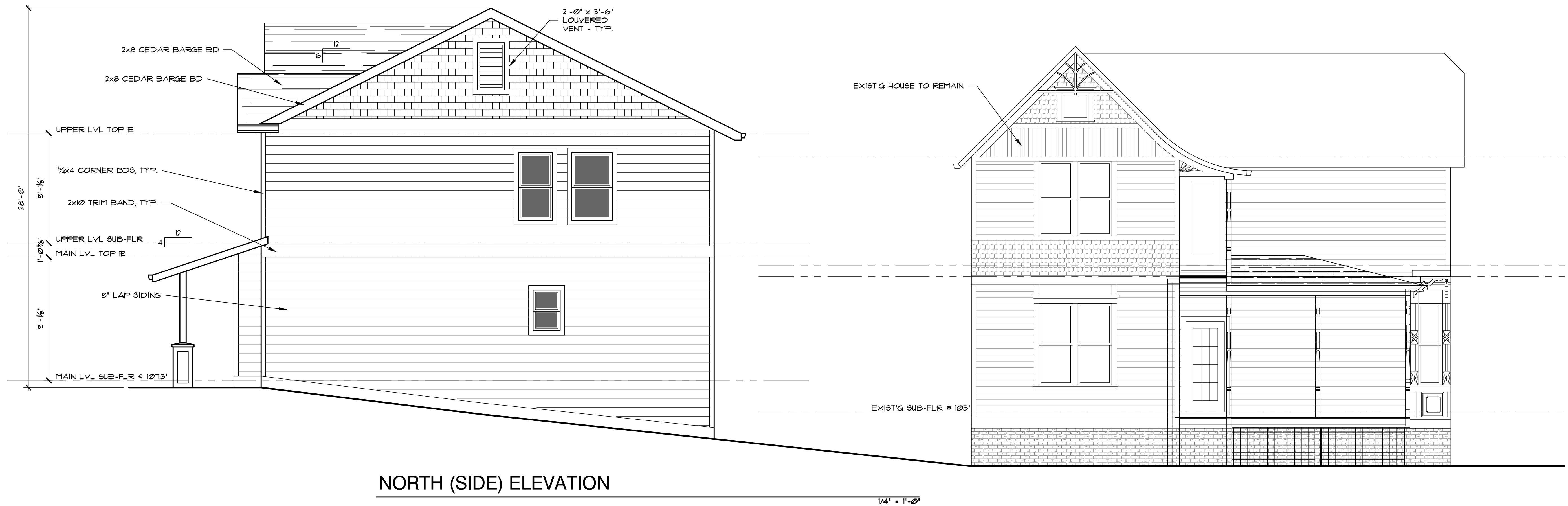
NOT FOR
PRELIMINARY
CONSTRUCTION

**Building 2
Harley Ave. Apartments**
15831 HARLEY AVE.
Oregon City, OR, 97045

PROJ. NO. : 1772.2
FILE : A-ELV
DATE : 3/08/18

SHEET #
A2.1

ELEVATIONS



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ARCHITECTS
P.C.**

1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
www.iselinarchitects.com

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PRELIMINARY
CONSTRUCTION

**Building 3
Harley Ave. Apartments**

15831 HARLEY AVE.
Oregon City, OR, 97045

PROJ. NO. : 1772.3
FILE : A-ELV
DATE : 3/26/18

SHEET #

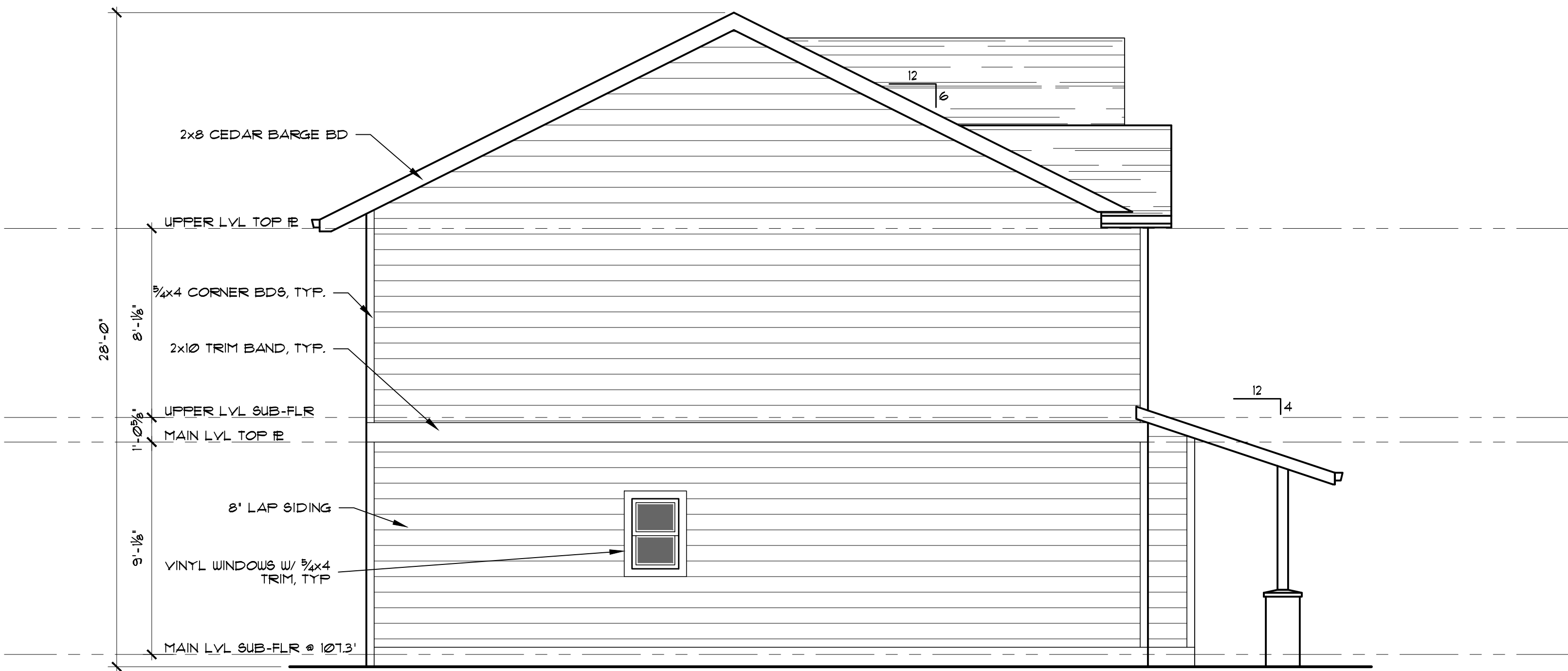
A2.1

ELEVATIONS



WEST (REAR) ELEVATION

1/4" = 1'-0"



SOUTH (SIDE) ELEVATION

1/4" = 1'-0"



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ARCHITECTS
P.C.**

1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
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CONSTRUCTION

**Building 3
Harley Ave. Apartments**
15831 HARLEY AVE.
Oregon City, OR, 97045

PROJ. NO. : 1772.3
FILE : A-ELV
DATE : 3/26/18

SHEET #
A2.2

ELEVATIONS



NOT FOR
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CONSTRUCTION



WEST (RIGHT SIDE) ELEVATION

$$1/4' = 1' - \emptyset'$$

15831 HARLEY AVE.
Oregon City, OR, 97045

SHEET #

A2.1

ELEVATIONS



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1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
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**Building 4
Harley Ave. Apartments**

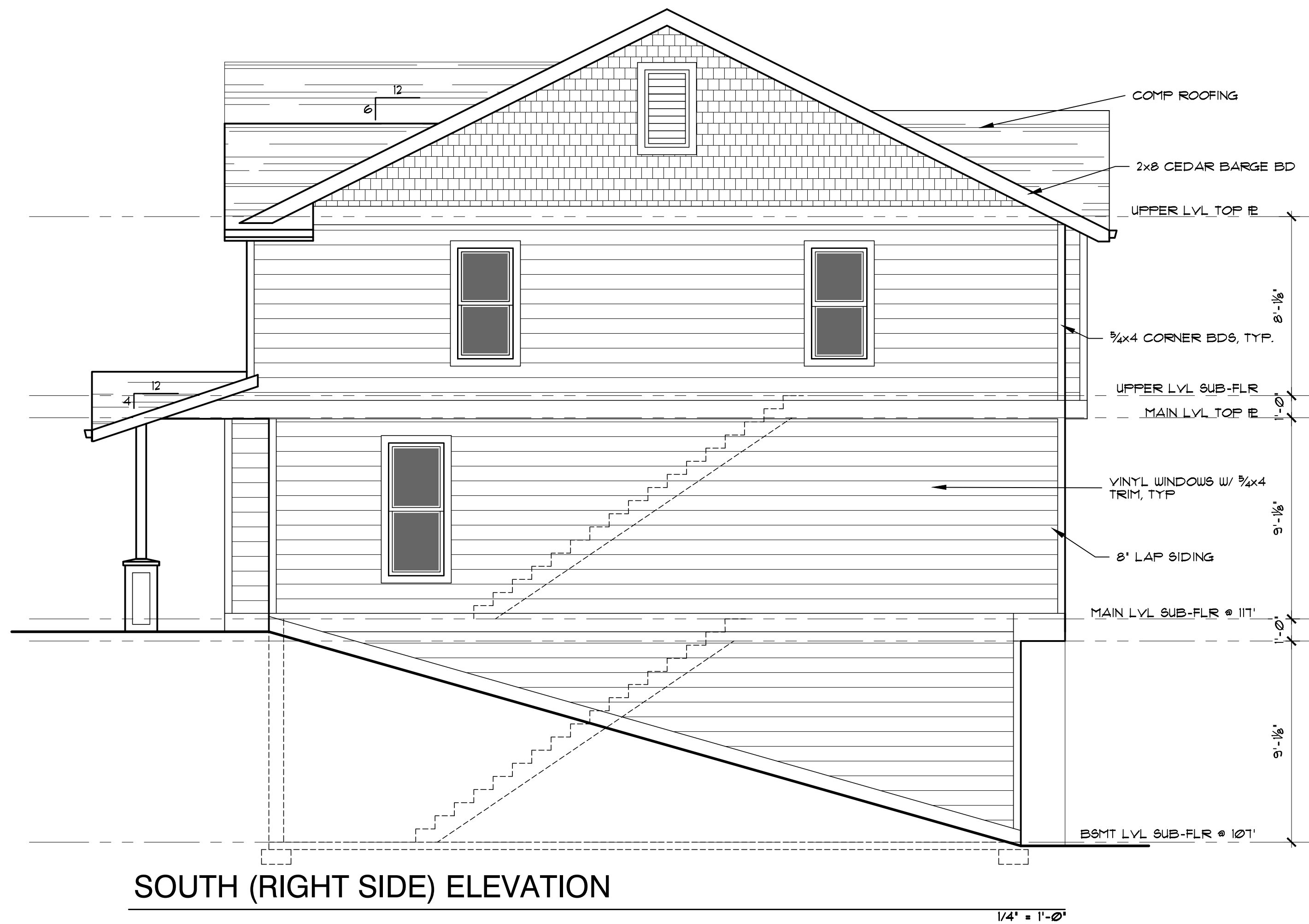
15831 HARLEY AVE.
Oregon City, OR, 97045

PROJ. NO. : 1772.4
FILE : A-ELV
DATE : 3/21/18

SHEET #

A2.2

ELEVATIONS



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ARCHITECTS
P.C.**

1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
www.iselinarchitects.com

NOT FOR
PRELIMINARY
CONSTRUCTION

**Building 5
Harley Ave. Apartments**

15831 HARLEY AVE.
Oregon City, OR, 97045

PROJ. NO. : 1772.5
FILE : A-ELV
DATE : 3/15/18

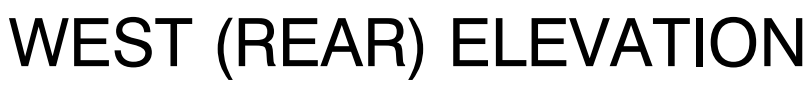
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A2.1

ELEVATIONS



• NOT FOR •
PRELIMINARY
CONSTRUCTION



NORTH (LEFT SIDE) ELEVATION

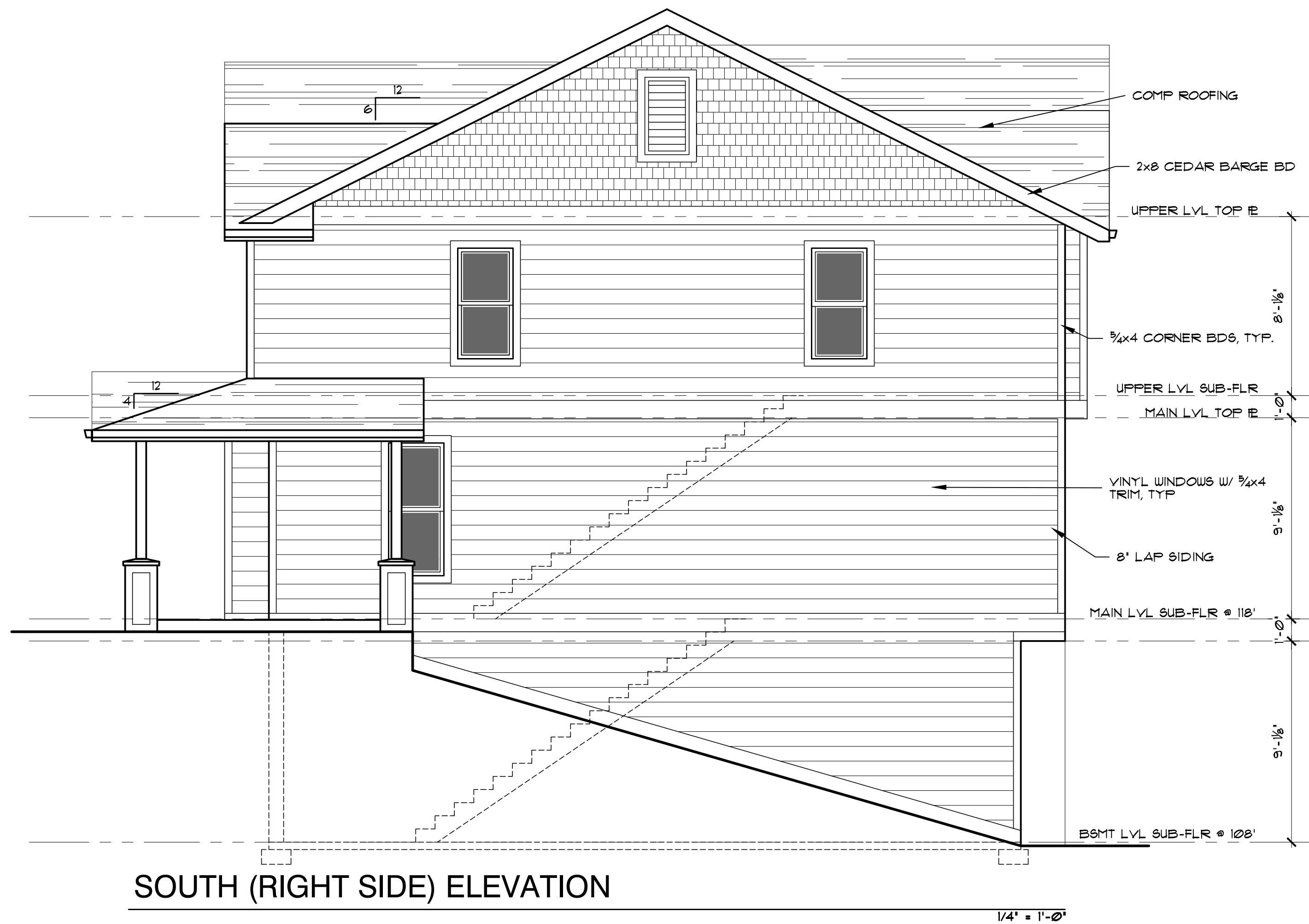
Building 5 Harley Ave. Apartments

15831 HARLEY AVE.
Oregon City, OR, 97045

SHEET #

A2.2

ELEVATIONS



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Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
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CONSTRUCTION

**Building 6
Harley Ave. Apartments**

15831 HARLEY AVE.
Oregon City, OR, 97045

PROJ. NO. : 1772.6
FILE : A-ELV
DATE : 3/26/18

SHEET #

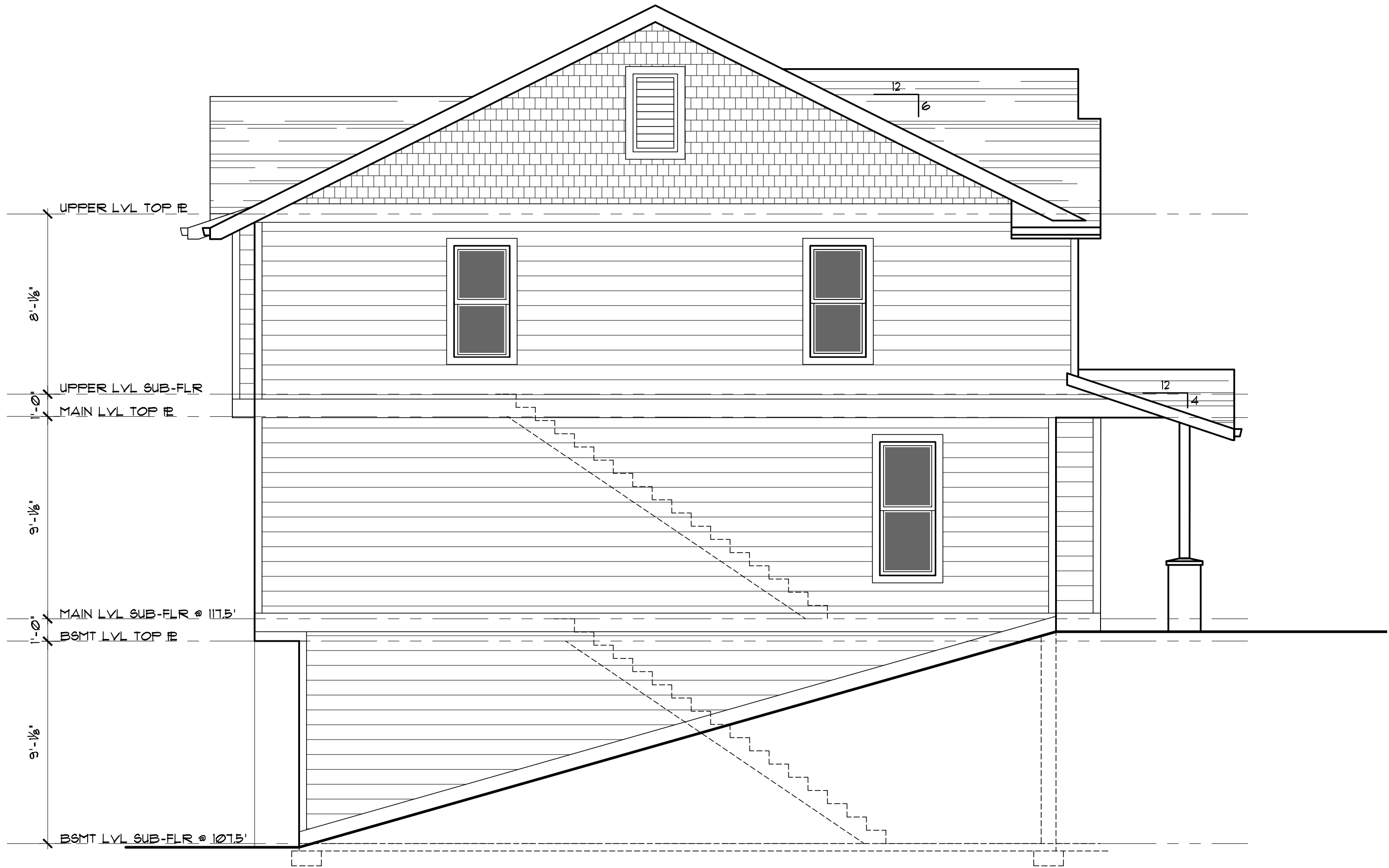
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ELEVATIONS



WEST (REAR) ELEVATION

1/4" = 1'-0"



NORTH (LEFT SIDE) ELEVATION

1/4" = 1'-0"



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P.C.**

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Oregon City, OR 97045
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Harley Ave. Apartments**

15831 HARLEY AVE.
Oregon City, OR, 97045

PROJ. NO. : 1772.6
FILE : A-ELV
DATE : 3/26/18

SHEET #

A2.2

ELEVATIONS