



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 checked="" type="checkbox"/> Compatibility Review	<input type="checkbox"/> Detailed Development Review	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Geotechnical Hazards	<input type="checkbox"/> Code Interpretation / Similar Use
<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Minor Partition (<4 lots)	<input type="checkbox"/> Concept Development Plan
<input type="checkbox"/> Natural Resource (NROD) Verification	<input type="checkbox"/> Minor Site Plan & Design Review	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Comprehensive Plan Amendment (Text/Map)
<input type="checkbox"/> Extension of Approval	<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Detailed Development Plan
	<input type="checkbox"/> Subdivision (4+ lots)	<input checked="" type="checkbox"/> Historic Review
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Municipal Code Amendment
	<input type="checkbox"/> Natural Resource (NROD) Review	<input type="checkbox"/> Variance
		<input type="checkbox"/> Zone Change

File Number(s): HR 18-15

Proposed Land Use or Activity: ~~lot line adjustment~~ for 16430 Hiram Ave.
as per allowance for historic home. Landmark size reduction

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

Physical Address of Site: 16430 Hiram Avenue

Clackamas County Map and Tax Lot Number(s): 30 Clackamas Heights PT LT 31

Applicant(s): _____

Applicant(s) Signature: Maureen Grainger

Applicant(s) Name Printed: Maureen Grainger **Date:** 12/21/18

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

Phone: (503) 459-8624 **Fax:** _____ **Email:** mgraingercatt.net 97086

Property Owner(s): _____

Property Owner(s) Signature: Kevin Grainger

Property Owner(s) Name Printed: Kevin Grainger **Date:** 12/21/18

Mailing Address: same as above

Phone: (503) 459-8624 **Fax:** _____ **Email:** mgraingercatt.net

Representative(s): _____

Representative(s) Signature: _____

Representative (s) Name Printed: _____ **Date:** _____

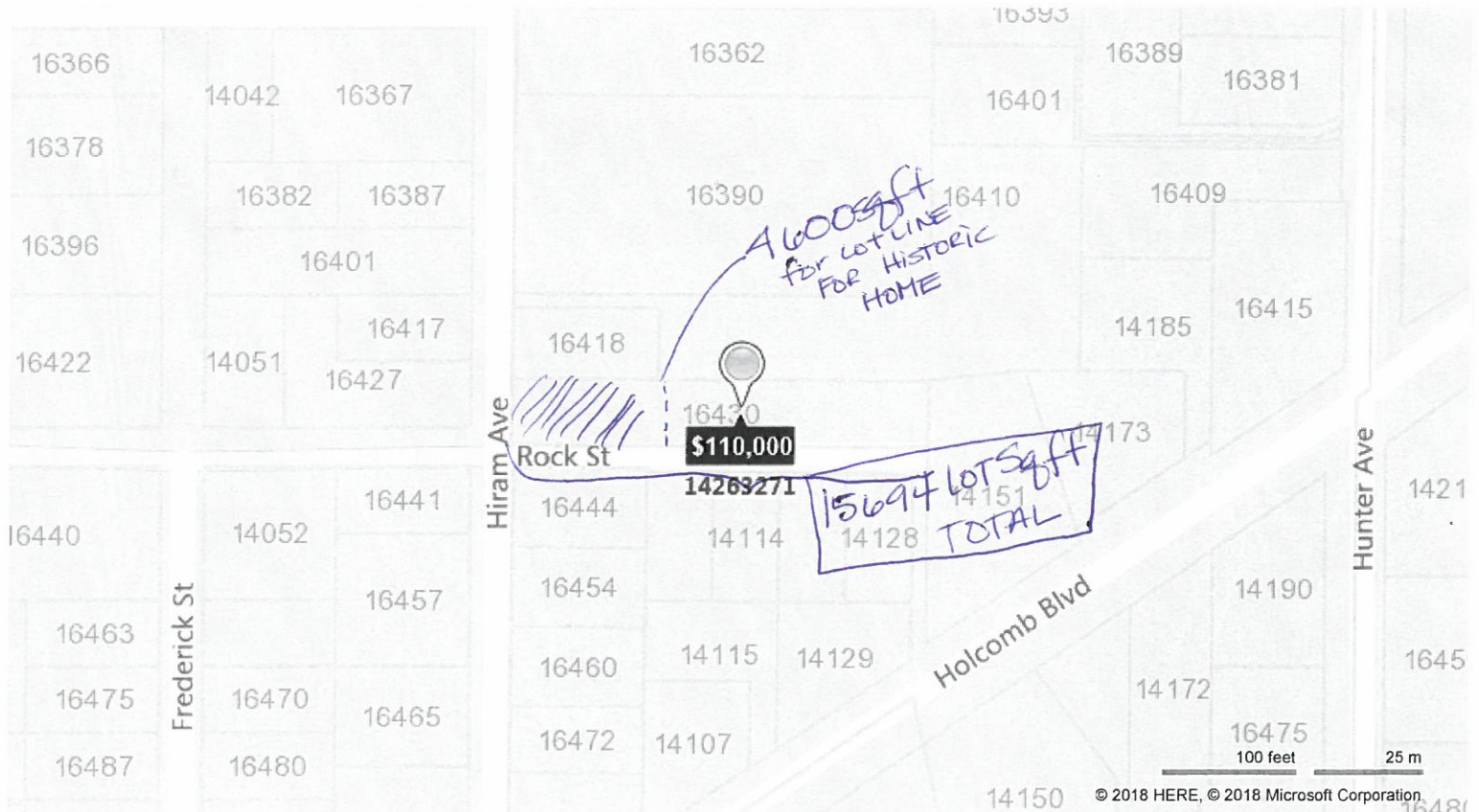
Mailing Address: _____

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.

RMLSweb Map

Address: 16430 HIRAM AVE, Oregon City, 97045



Records found: 1

Zoom Level: 18

Photo	ML...	address	s.	C	a...	p...
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status: SLD

16430 HIRAM						
AVE						
14263271	SLD	RES	146	\$110,000		
Oregon City OR						
97045						

1

1 - 1 of 1 items

Oregon City GIS Map

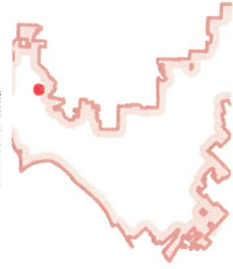


Legend

- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- City Limits
- UGB

Notes

Overview Map



City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.orcity.org

0 40 80 Feet



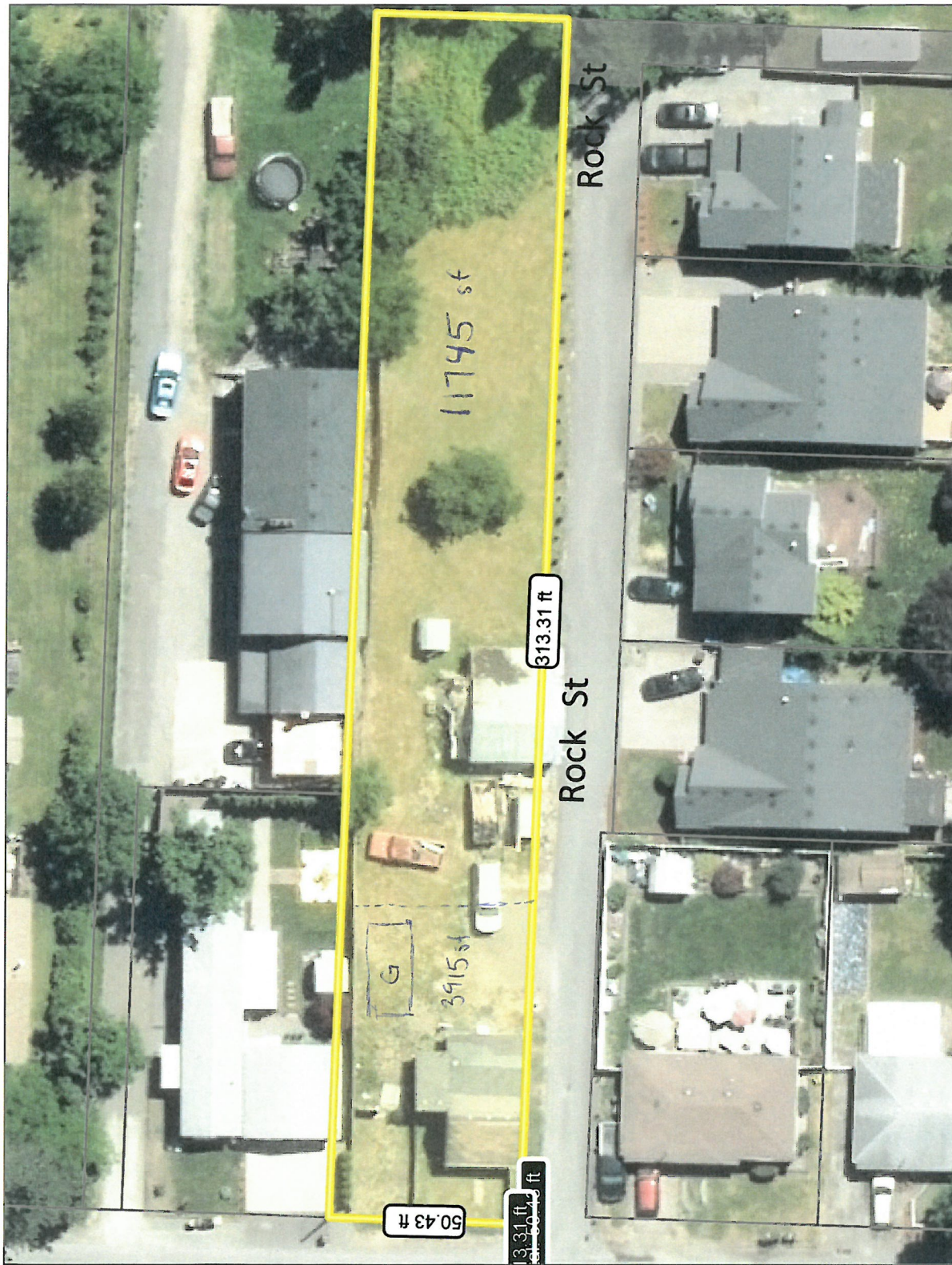
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Map created 1/2/2019

Oregon City GIS Map



Legend

- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- City Limits
- UGB
- Basemap

Notes

Overview Map



City of Oregon City
PO Box 3040
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0 40 80 Feet

1:479



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Map created 1/2/2019

TO: Kelly Reid

FROM: KCMG LLC (Kevin and Maureen Grainger)

RE: Lot Line Adjustment for 16430 Hiram Avenue Oregon City, OR 97045

TAXID#: 00557711

LOT DESC: 30 Clackamas Heights PT LT 31

DATE: December 20th, 2018

The proposal is to adjust the lot size to 4,600 square feet. This is a preliminary step to the eventual lot partition for the remainder of the land.

The current home of 16430 Hiram Avenue including the attached garage uses 4,585 square feet and based upon the 15' setback requirements, we would like to propose that the lot is calculated to be 4,600 square feet.

Please find attached the architectural drawings that verify the footprint of the home + garage.

TO: Kelly Reid

FROM: KCMG LLC

Kevin and Maureen Grainger

DATE: December 21st, 2018

LOCATION

16430 Hiram Avenue, Oregon City, OR

Tax Map Reference: 00557711/30 Clackamas Heights PT LT 31

PURPOSE

To establish a lot line adjustment in accordance with an historic site in preparation for a land partition for the additional land. The request is for the lot to be 4,600 sq. feet.

VALUE AND SIGNIFICANCE OF THE HISTORIC SITE

16430 Hiram Avenue was originally built in approximately 1910.

The home was remodeled in 2018 in accordance with the original design of the home. Siding, windows, doors and landscape is in accordance to requirements by the Historic Review Board.

PHYSICAL CONDITION OF THE HISTORIC SITE

There will be no new development or changes to the historic house or the landscape.

The fruit trees that were on site – have since died. There are no remnants of fruit trees where the lot line adjustment will be set.

GENERAL COMPATIBILITY OF THE EXTERIOR DESIGN, ARRANGEMENT, PROPORTION, DETAIL, SCALE, COLOR, TEXTURE AND MATERIALS PROPOSED TO BE USED WITH THE HISTORIC SITE

This section is not applicable.

PERTINENT AESTHETIC FACTORS

This section is not applicable.

ECONOMIC, SOCIAL, ENVIRONMENTAL, AND ENERGY CONSEQUENCES

No consequences for the lot line adjustment has been identified.

TYPE III – HISTORIC REVIEW BOARD SUBMITTAL

DECEMBER 21ST, 2018

APPLICANT: KCMG
11302 SE PHEASANT RIDGE DRIVE
HAPPY VALLEY, OR 97086

OWNER: KEVIN AND MAUREEN GRAINGER
11302 SE PHEASANT RIDGE DRIVE
HAPPY VALLEY, OR 97086

REQUEST: LOT LINE ADJUSTMENT FOR THE HISTORIC LOT

LOCATION: 16430 HIRAM AVENUE
OREGON CITY, OR 97045
TAX LOT #

BACKGROUND

EXISTING CONDITIONS

One single family residence on one tax lot.

PROJECT DESCRIPTION

Lot line adjustment for Landmark Home.

BASIC FACTS

Request is for a lot line adjustment that precedes the application for the Land Partition that will be submitted in the future for the remainder of the land.

PROPOSED AREAS

See Site Plan and Map.

DRAWINGS AND SITE PLAN

See Site Plan and Map.

BUILDING ELEVATIONS, MATERIALS AND DESIGNS

No changes to existing home are planned.

BASIC FACTS:

Landscape: Prior to the remodel of the Landmark Home, there were three fruit trees. These trees had reached their peak, had not been pruned for decades and were removed. These trees were replaced with the requested landscape of trees for the front of the home.

GENERAL CONSTRUCTION NOTES:

- ## GENERAL CONSTRUCTION NOTES

AF103.5.1 Passive submembrane depressurization system.

AF103.5.1.1 Ventilation. Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R408.1 of this code.

AF103.5.1.2 Soil-gas-retarder. The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene soil-gas-retarder. The ground cover shall be lapped a minimum of 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the crawl space area.

AF103.5.1.3 Vent pipe. A plumbing tee or other approved connection shall be inserted horizontally beneath the sheathing and connected to a 3- or 4-inch-diameter (76 mm or 102 mm) fitting with a vertical vent pipe installed through the sheathing. The vent pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the conditioned spaces of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

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 WITH 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 THE MEANS OR 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.

www.VIK DRAFTING AND DESIGN.com



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

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General Notes

Project number	1603
Date	08/02/2017
Drawn by	VIK
Checked by	VIK

A1.1

Scale As indicated

BUILDING COMPONENT	STANDARD BASE CASE		LOG HOMES ONLY	
	Required Performance	Equiv. Value^b	Required Performance	Equiv. Value^b
Wall insulation-above grade	U-0.060	R-21 ^c	Note d	Note d
Wall insulation-below grade ^e	F-0.565	R-15	F-0.565	R-15
Flat ceilings ^f	U-0.031	R-38	U-0.025	R-49
Vaulted ceilings ^g	U-0.042	R-38 ^h	U-0.027	R-38A ^b
Underfloors	U-0.028	R-30	U-0.028	R-30
Slab edge perimeter	F-0.520	R-15	F-0.520	R-15
Heated slab interior ⁱ	n/a	R-10	n/a	R-10
Windows ^j	U-0.35	U-0.35	U-0.35	U-0.35
Window area limitation ^{j, k}	n/a	n/a	n/a	n/a
Skylights ^l	U-0.60	U-0.60	U-0.60	U-0.60
Exterior doors ^m	U-0.20	U-0.20	U-0.54	U-0.54
Exterior doors w/ > 2.5 ft ² glazing ⁿ	U-0.40	U-0.40	U-0.40	U-0.40
Forced air duct insulation	n/a	R-8	n/a	R-8

As: $Sf = 1\text{ inch} = 25.4\text{ mm}$, $1\text{ square foot} = 0.0929\text{ m}^2$, $1\text{ degree} = 0.0175\text{ rad}$.

a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from component to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(a).

b. R-values used in this table are nominal for the insulation only in standard wood framed construction and not for the entire assembly.

c. Wall insulation requirements apply to all exterior wood framed, concrete or masonry walls that are above grade. This includes cripple walls and joint areas at R-19 Advanced Frame and 2 x 4 wall with rigid insulation may be substituted if total nominal insulation R-value is 18.5 or greater.

d. The minimum slab edge U-factor is a minimum solid log or timber wall thickness of 3.5 inches (90 mm).

e. Below-grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches (609.6 mm) above grade.

f. Insulation levels for ceilings that have limited attic-rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet (13.9 m²) in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces).

g. The minimum exterior surface area shall be at least 40 percent of the total heated space floor area unless area has a U-factor that is not greater than U-0.031. The U-factor of 0.042 is representative of a vaulted scissorstruss. A 10-inch (254 mm) deep rafter vaulted ceiling with R-30 insulation is U-0.033 and complies with this requirement, not to exceed 50 percent of the total heated space area.

h. A = Advanced frame construction, which shall provide full required insulating value to the outside of exterior walls.

i. The minimum slab edge U-factor applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.

j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NF1112.1, Item 3 shall comply with window performance requirements if constructed with thermal break aluminum or wood, or vinyl, or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N1104.1(d) to demonstrate compliance to building envelope requirements.

k. Reduced window area may not be used as a trade-off criterion for thermal performance of any component.

l. Skylight area installed at 2 percent or less of total heated space floor area shall be deemed to satisfy this requirement with vinyl, wood or thermally broken aluminum standards and double-pane glazing with low-emissivity coatings. Skylight U-factor is tested in the 24 degree (10.35 rad) overhead plane in accordance with NFRC standards.

m. A maximum of 28 square feet (2.6 m²) of exterior door area per dwelling unit can have a U-factor of 0.54 or less.

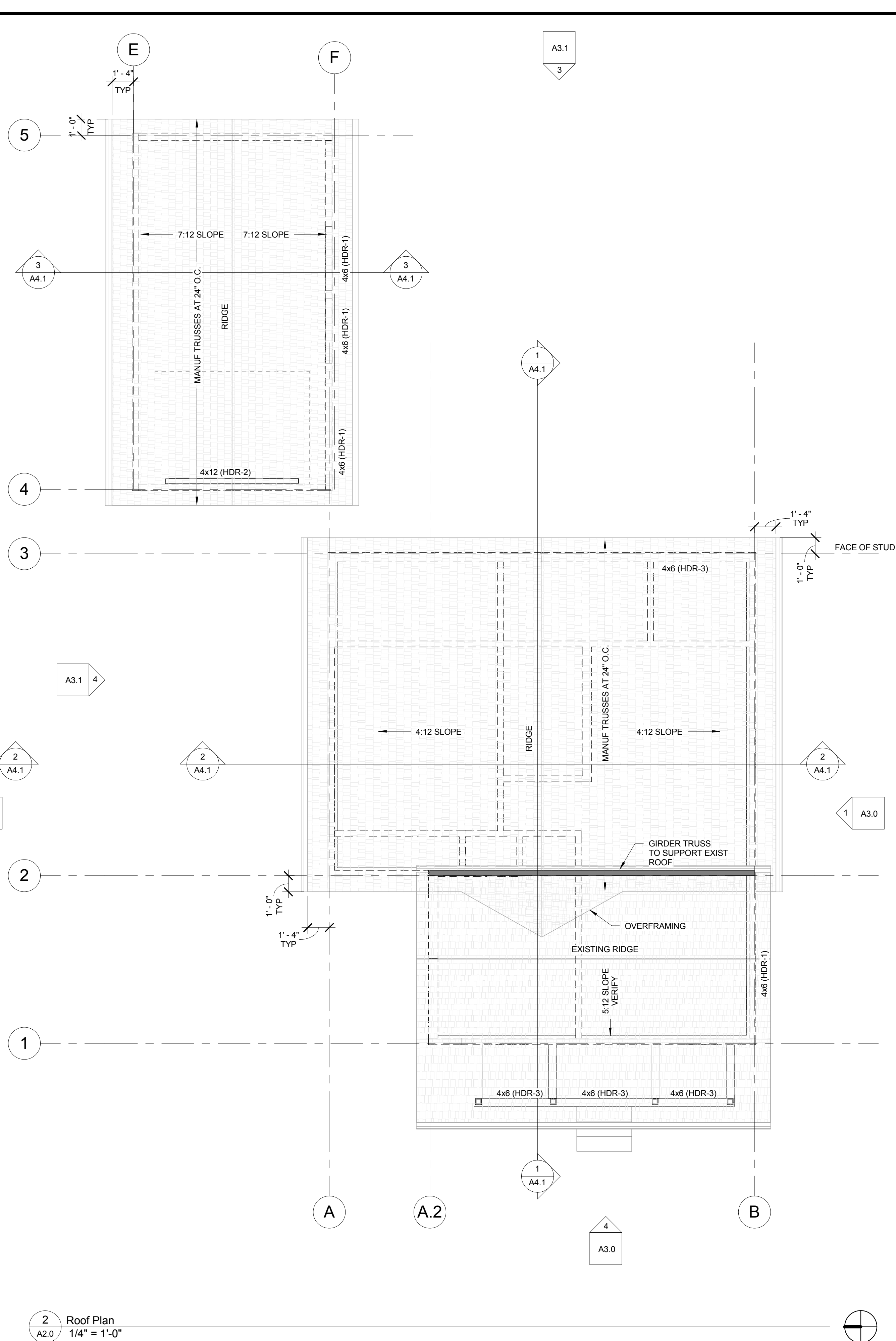
n. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this U-0.40 requirement.

TABLE N1101.1(2)
ADDITIONAL MEASURES

Envelope Enhancement Measure (Select One)	1	High efficiency walls & windows: Exterior walls—U-0.047/R-19.5 (insulation sheathing/SIPS, and one of the following options): Windows—Max 15 percent of conditioned area; or Windows—U-0.30
	2	High efficiency envelope: Exterior walls—U-0.058/R-21 Intermediate framing, and Vaulted ceilings—U-0.033/R-30A ^{4,e} , and Flat ceilings—U-0.025/R-49, and Framed floors—U-0.025/R-38, and Windows—U-0.30, and Doors—All doors U-0.20, or Additional 15 percent of permanently installed lighting fixtures as high-efficiency lamps or Conservation Measure D and E
	3	High efficiency ceiling, windows & duct sealing: (Cannot be used with Conservation Measure E) Vaulted ceilings—U-0.033/R-30A ^{4,e} , and Flat ceilings—U-0.025/R-49, and Windows—U-0.30, and Performance tested duct systems ^b
	4	High efficiency thermal envelope UA: Proposed UA is 15% lower than the Code UA when calculated in Table N1104.1(1)
	5	Building tightness testing, ventilation & duct sealing: (Cannot be used with Conservation Measure E) A mechanical exhaust, supply, or combination system providing whole-building ventilation rates specified in Table N1101.1(3), or ASHRAE 62.2, and The dwelling shall be tested with a blower door and found to exhibit no more than: 1. 6.0 air changes per hour ^f , and 2. Performance tested duct systems ^b
	6	Ducted HVAC systems within conditioned space: (Cannot be used with Conservation Measure B or C) All ducts and air handler are contained within building envelope ^d
Conservation Measure (Select One)	A	High efficiency HVAC system: Gas-fired furnace or boiler with minimum AFUE of 90% a, or Air-source heat pump with minimum HSPF of 8.5 or Closed-loop ground source heat pump with minimum COP of 3.0
	B	Ducted HVAC systems within conditioned space: All ducts and air handler are contained within building envelope ^d
	C	Ductless heat pump: Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) shall be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings may be used when no supplemental zonal heaters are installed in the building and integrated backup resistant heat is allowed in a PTHP
	D	High efficiency water heating & lighting: Natural gas/propane, on-demand water heating, with min EF of 0.80, or heat pump water heater with min EF of 1.8 (northern climate) and a minimum 75 percent of permanently installed lighting fixtures as CFL or linear fluorescent or a min efficacy of 40 lumens per watt as specified in Section N1107.2 ^c
	E	Energy management device & duct sealing: Whole building energy management device that is capable of monitoring or controlling energy consumption, and Performance tested duct systems ^b , and A minimum 75 percent of permanently installed lighting fixtures as high-efficiency lamps
	F	Solar photovoltaic: Minimum 1 watt/sq ft conditioned floor space ^g
	G	Solar water heating: Minimum of 40 ft ² of gross collector area ^h

For ST: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².

- Furnaces located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
- Documentation of Performance Tested Ductwork shall be submitted by the building official upon completion of work. This work shall be performed by a technician certified by the Performance Tested Comfort Systems (PTCS) program administered by the Bonneville Power Administration (BPA). Documentation shall be provided that work demonstrates conformance to PTCS duct performance standards.
- Section N1107.2 requires 50 percent of permanently installed lighting fixtures to contain high efficacy lamps. Each of these additional measures adds an additional percent to the Section N1107.2 requirements.
- A = advanced frame construction, which shall provide full required ceiling insulation value to the outside of exterior walls.
- The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated floor surface area unless vaulted area has a *U*-factor no greater than *U*-0.026.
- Building tightness test shall be conducted with a blower door depressurizing the dwelling 50 Pascals (a from ambient conditions). Documentation of blower door test shall be submitted to the Building Official upon completion of work.
- Solar electric system panel shall include documentation indicating that Total Solar Resource Standard is not less than 75 percent.
- Solar water heating panels shall be Solar Rating and Certification Corporation (SRCC) Standard OG-300 certified and labeled, with documentation indicating that Total Solar Resource Fraction is not less than 75 percent.
- A total of 50 percent of an HVAC systems ductwork shall be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space shall have insulation installed as required in this code.



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DESIGNED BY

vik | Drafting
and Design

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

PROJECT LOCATION:

6430 Hiram Ave.
Oregon City, OR 97045 652 s.f.

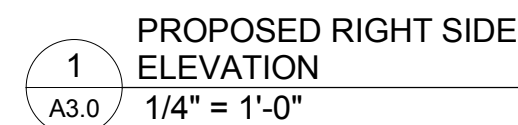
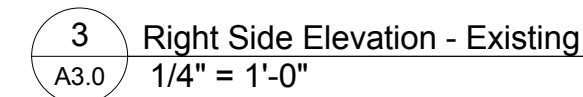
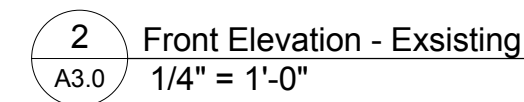
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Hiram Ave Residence
Floor and Roof Plans

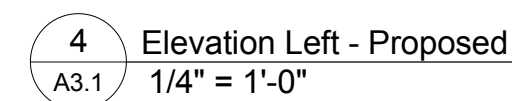
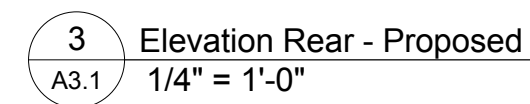
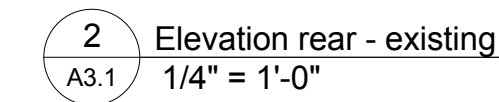
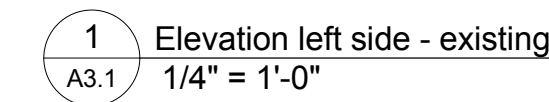
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Date	08/02/2017
Drawn by	VIK
Checked by	VIK

A2.0

Scale	As indicated
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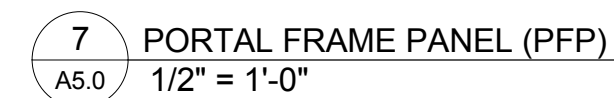
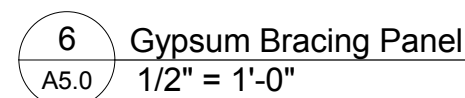
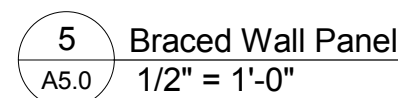
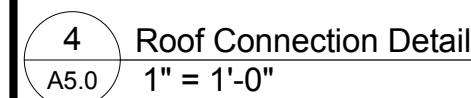
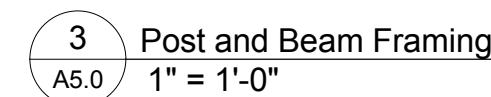
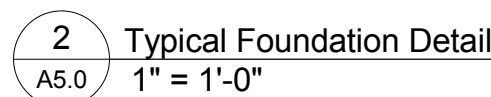
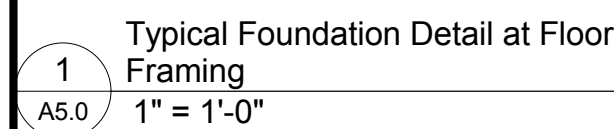


Scale	1/4" = 1'-0"
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Scale	1/4" = 1'-0"
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2 South-North Section
A4.1 $1/4" = 1'-0"$



Scale	As indicated
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16430

95 039834

65 031452



**OREGON CITY
PARK PLACE NEIGHBORHOOD
HISTORIC RESOURCES INVENTORY 1990**

HISTORIC NAME:	Unknown
COMMON NAME:	
PROPERTY ADDRESS:	16430 S. Hiram
OWNER:	Lanny B. Lumpkin
OWNER'S ADDRESS:	16221 S. E. Royer Rd., Clackamas, Or. 97015
RESOURCE TYPE:	Building -
PRESENT USE:	Residential
THEME:	Culture
ARCHITECT/BUILDER:	Unknown
COUNTY:	Clackamas
QUAD:	Oregon City
T/R/S:	2-2E-28BC
TAX LOT:	1500
ADDITION	Clackamas Heights - Supplemental
BLOCK:	Part of 31
LOT:	
LOT SIZE:	.38 acre
ZONE:	R-8 Single-Family

HOUSE

DATE BUILT:	1890
STYLE:	Vernacular
PLAN TYPE/SHAPE:	Rectangular
NO. OF STORIES:	1
FOUNDATION MATERIAL:	Post-and-beam
BASEMENT:	No
ROOF FORM AND MATERIALS:	Gable with catslide, and composition shingles
WALL CONSTRUCTION/STRUCTURAL FRAME:	Wood/stud
PRIMARY WINDOW TYPE:	Double-hung sash
EXTERIOR SURFACING MATERIALS:	Wide shiplap and lap siding, corner boards, rake boards
DECORATIVE FEATURES:	None
OTHER:	Full width porch with plain posts, w. elev.; paneled and glazed doors, shed roof lean-to, e. elev.;
CONDITION:	Fair
EXTERIOR ALTERATIONS (DATE):	Partially resided
NOTEWORTHY LANDSCAPE FEATURES:	Mature deciduous fruit trees
NON-CONTRIBUTING FEATURES:	Non-historic garage

SETTING: Located on the east side of Hiram Street. Houses in the area date from the late 19th Century through the mid-20th Century. The small lot is landscaped with fruit trees.

RECORDED BY: Koler/Morrison

DATE: August 1990

SHPO NO. _____

STATEMENT OF SIGNIFICANCE

ADDRESS: 16430 Hiram Street

HISTORIC NAME: Unknown

The original owner is unknown by the architectural evidence the house is believed to date from approximately 1890. Names that appear on county deed records for the subject property include Marion Hillery (1889-1891), Thomas McGrath (1891-1898), and Otto Meindl (1905-1918). Otto E. Meindl was a retail grocer at that time.

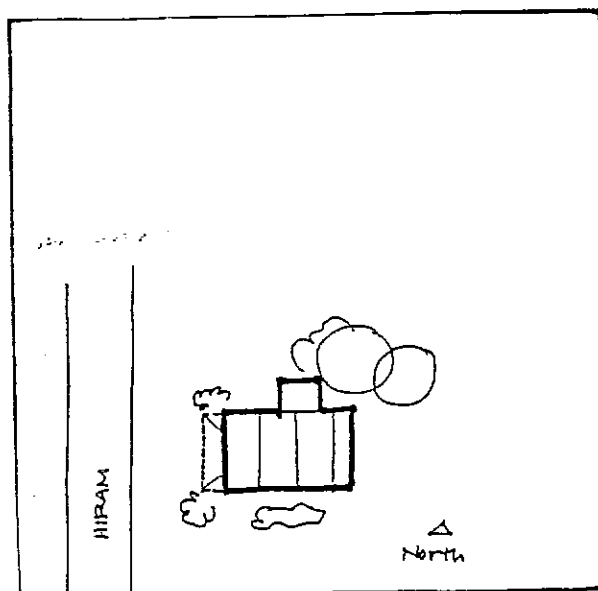
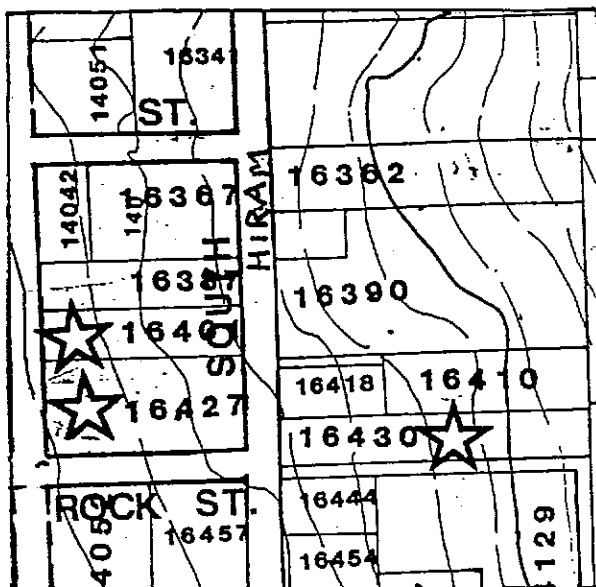
The house is a good example of the Vernacular style. It is composed of a single rectangular volume, augmented with a catslide lean-to. The dwelling is clad with two types of siding: wide, dropped siding and lap siding. Presumably one type is a replacement. The siding is finished with corner and rake boards.

Landscape features, including fruit trees, contribute to the historic character of the dwelling.

Sources: Oregon City Landmarks Inventory, Urban Growth Boundary, 1982.
 Oregon City Telephone Directory, 1916.
 TICOR Title Company records, Oregon City, OR.

OREGON CITY
 PARK PLACE NEIGHBORHOOD
 HISTORIC RESOURCES INVENTORY - 1990

SITE PLAN AND PHOTOGRAPH: 16430 Hiram Avenue



SHPO NO. _____