



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification

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): _____

Proposed Land Use or Activity: New 2,434 SF Single Tenant Commercial Office Building on Vacant Lot in Historic McLoughlin District

Project Name: BC Custom Const. Office Number of Lots Proposed (If Applicable): N/A

Physical Address of Site: 415 Center Street, Oregon City, OR 97045

Clackamas County Map and Tax Lot Number(s): 2S-2E-3AC-05900

Applicant(s):

Applicant(s) Signature: 

Applicant(s) Name Printed: Todd Iselin Date: 9/19/2017

Mailing Address: 1307 7th Street, Oregon City, OR 97045

Phone: (503) 656-1942 Fax: (503) 656-0658 Email: todd@iselinarch.com

Property Owner(s):

Property Owner(s) Signature: _____

Property Owner(s) Name Printed: Bill Winkenbach Date: 9/19/2017

Mailing Address: 410 High Street, Oregon City, OR 97045

Phone: (503) 722-8700 Fax: (503) 722-1013 Email: bill@bccustomconstruction.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.



Construction Costs for Historic Review for New Construction

The cost of Planning Division review for Site Plan and Design Review and Detailed Development Plans is based on the construction cost of the project. The construction costs is defined as all costs to complete the project, including soft costs. The estimate does exclude interior furniture or moving expenses.

Address: 415 CENTER ST

Project Description: NEW OFFICE BUILDING

Section I - Construction Costs

Design Work	\$ 10,000
Site Prep	\$ 2,000
Consultants	\$ 4,000
Excavation	\$ 5,000
Utilities	\$ 2,500
Foundation	\$ 7,000
Framing material/wall construction	\$ 22,000
Interior finish (walls, doors, floor finish, cabinetry, light fixtures, etc.)	\$ 160,000
Supplemental information (fire suppression, hvac, electrical, plumbing, etc.)	\$ 40,000
Roofing	\$ 15,000
Landscaping	\$ 10,000
Paving	\$ 5,000
Other	\$
Total Section I	\$ 343,000

Section II - Permits

Building	\$ 2,500
Electrical	\$ 500
Plumbing	\$ 500
Mechanical	\$ 500
Land Use	\$ 10,000
Total Section II	\$ 14,000

Section III - Total

Section I Total	\$ 343,000
Section II Total	\$ 14,000
Total Section III	\$ 357,000

Office Use Only -

Building Official Verification: _____

Application for
Historic Review

New Commercial Office Building
415 Center Street
Oregon City, Oregon

September, 2017

Planning Department
City of Oregon City
221 Molalla Avenue Suite 200
Oregon City, OR 97045

iAISELIN ARCHITECTS, P.C.

1307 Seventh Street Oregon City, OR 97045 p: 503-656-1942 f: 503-656-0658

Project: New Single Tenant Commercial Office Building
415 Center Street
Oregon City, Oregon 97045

Application For: Historic Review

Property Owner: BC Custom Construction Inc.
410 High Street
Oregon City, OR 97045
Bill Winkenbach
503-722-8700 phone 503-722-1013 fax
bill@bccustomconstruction.net

Architect: Iselin Architects, P.C.
1307 Seventh Street
Oregon City, OR 97045
Todd Iselin, Project Architect
503-656-1942 phone 503-656-0658 fax
todd@iselinarch.com

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Project Summary

The proposed project consists of the development of a new professional office building on an existing vacant lot located on the west side of Center Street, between 4th and 5th Streets. The lot is between the existing Entheos Health and Wellness Center at 419 Center Street and the Temple of Justice Office Building at 409 Center Street. An alley runs between Center and High immediately south of the lot and a parking lot is located on the lot to the west.

The proposed two story building will be for the use of a single tenant. The building will be 1,249 sf on the main level and 1,185 sf on the upper level for a total area of 2,434 sf. The style of the building will be residential, Queen Anne Victorian, similar to numerous other structures in the immediate vicinity. The exterior will consist of painted fiber-cement lap siding and trim with patterned shingle accents and stick style trim at the wraparound porch; one-over-one fiberglass single hung and fixed windows, fiberglass entry doors and composition roof shingles.

Project Information

Site Address: 415 Center Street, Oregon City, Oregon
2S-2E-31AC-05900

Site Area: 5,692 sf

Zone: MUC1

Proposed Building Area:

Main Level Living:	1,249 sf
Upper Level Living:	1,185 sf
Total Living:	2,434 sf

Building Coverage: 28%

Total Impervious Area: 4,491 sf (79%)

Landscape Coverage: 21%

Chapter 17.40 Design Guidelines

Chapter 17.40 - HISTORIC OVERLAY DISTRICT

Sections:

17.40.010 - Purpose.

17.40.030 - Designated.

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17.40.050 - Designation procedure—Application—Review.

17.40.060 - Exterior alteration and new construction.

17.40.065 - Historic preservation incentives.

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17.40.010 - Purpose.

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
- C. Complement any National Register Historic districts designated in the city;
- D. Stabilize and improve property values in such districts;
- E. Foster civic pride in the beauty and noble accomplishments of the past;
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- G. Strengthen the economy of the city;
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

17.40.030 - Designated.

- A. The historic overlay district shall apply to the following:
 - 1. Historic districts, upon designation in accordance with this section;
 - 2. Conservation districts designated in accordance with this section;
 - 3. Landmarks as designated by this section; and
 - 4. Historic corridors designated in accordance with this section.
- B. The boundaries of the historic districts, the boundaries of conservation districts, historic corridors, the location of buildings and structures in conservation districts and the location of landmarks shall be designated on a special city zoning map or maps.
- C. The following are designated within the historic overlay district:
 - 1. The Canemah Historic District; the minimum boundaries of which are those designated by the United States Department of the Interior on the National Register of Historic Places as indicated in the city comprehensive plan.
 - 2. The McLoughlin Conservation District; the surveyed buildings indicated by map in the comprehensive plan shall constitute the designated structures in the McLoughlin Conservation District, along with any structures designated through the Historic Review Board designation process since initial adoption of the comprehensive plan on March 13, 1980.
 - 3. The Oregon Trail-Barlow Road Historic Corridor: properties identified in the 1993 Barlow Road Historic Corridor inventory of the Barlow Road by Clackamas County.
 - 4. Designations undertaken pursuant to Section 17.40.050. The established historic overlay district shall allow for the designation of two types of districts so that areas with a high concentration of historic structures are designated historic districts and areas with a lower concentration are designated conservation districts. Also allowed is the designation of structures of historic or architectural significance not located in an historic or conservation district as landmarks.

17.40.040 - Citizen Involvement.

- A. The planning department shall be authorized to incur expenses in holding public workshops in the historic districts and conservation districts, distribute written information, show slides and answer questions on remodeling and rehabilitation of older buildings, and to educate the public in the need to comply with state and federal laws protecting or encouraging protection of antiquities and other related matters concerning historic preservation.
- B. Citizens making applications for district or landmark designations or for exterior alterations or new construction in an historic or conservation district, and historic corridor or on a landmark site may consult with and receive advice from the planning department staff concerning their applications.

17.40.050 - Designation procedure—Application—Review.

- A. Institution of Proceedings. The city commission, the planning commission, the historic review board, a recognized neighborhood group or any interested person may initiate the proceedings for designation of an historic or conservation district, landmark, or historic corridor as follows:
 - 1. The city commission or the historic review board may initiate designation proceedings by sending a written proposal or application to the planning staff. Such proposal is not subject to any minimal information requirements other than a description of the boundaries of the area to be designated.
 - 2. Any interested person or recognized neighborhood group may start designation proceedings by sending a written application to the planning staff.

- B. Application Information. The planning staff may specify the information required in an application and may from time to time change the content of that information, but at all times the planning staff shall require the following information:
1. The applicant's name and address;
 2. The owner's name and address, if different from the applicant;
 3. A description of the boundaries of the proposed district or a description of the proposed landmark;
 4. A map illustrating the boundaries of the proposed district or the location of the proposed landmark;
 5. A statement explaining the following:
 - a. The reasons why the proposed district or landmark should be designated,
 - b. The reason why the boundaries of the proposed district are adequate and suitable for designation,
 - c. The positive and negative effects, if any, which designation of the proposed district or landmark would have on the residents or other property owners of the area.
- C. The planning staff shall deliver a proposal or an application for the designation to the historic review board within thirty days after the day on which a proposal or application is received. The historic review board shall review the proposal on the application and prepare a written recommendation or decision approving or rejecting the proposed designation.
- D. In preparing the recommendation or decision, the historic review board shall limit its review to:
1. Whether the proposed district or landmark would serve the purpose of the historic overlay district as stated in [Section 17.40.010](#); and
 2. Conformity with the purposes of the city comprehensive plan.
- E. City Commission Review of District.
1. The historic review board shall deliver a copy of its recommendation to the city commission within thirty days.
 2. The city commission shall hold a public hearing pursuant to procedures contained in [Chapter 17.68](#)
 3. After the hearing, the city commission may engage in one of the following actions:
 - a. Refuse to designate the proposed district; or
 - b. Designate the proposed district by a duly enacted ordinance; or
 - c. Remand the matter to the historic review board for additional consideration of a specific matter or matters.
 4. The city commission may limit itself to the proposed district, and as so modified, approve it. Enlargement of the proposed district shall require additional notice and public hearing. The commission may hold such hearing or hearings.
 5. The approval or disapproval of the designation by the city commission shall be in writing and shall state the reasons for approval or disapproval.
 6. Amendment or Rescission. The district designation may be amended or rescinded after the board and city commission have utilized the same procedures required by this title for establishment of the designation. The board shall give priority to designation of potential districts and landmarks indicated in the city comprehensive plan.

17.40.060 - Exterior alteration and new construction.

- A. Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.
- B. Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.
- C. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,
1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and
 2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.
- If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.
- D. The historic review board, after notice and public hearing held pursuant to [Chapter 17.50](#), shall approve the issuance, with conditions or disapprove issuance of the certificate of appropriateness.
2. The following exterior alterations to historic sites may be subject to administrative approval:
 - a. Work that conforms to the adopted Historic Review Board Policies.
- E. For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:
1. The purpose of the historic overlay district as set forth in [Section 17.40.010](#)
 2. The provisions of the city comprehensive plan;
 3. The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;
 4. The value and significance of the historic site;
 5. The physical condition of the historic site;
 6. The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;
 7. Pertinent aesthetic factors as designated by the board;
 8. Economic, social, environmental and energy consequences; and
 9. Design guidelines adopted by the historic review board.

- F. For construction of new structures in an historic or conservation district, or on an historic site, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:
1. The purpose of the historic conservation district as set forth in Section 17.40.010
 2. The provisions of the city comprehensive plan;
 3. The economic effect of the new proposed structure on the historic value of the district or historic site;
 4. The effect of the proposed new structure on the historic value of the district or historic site;
 5. The general compatibility of the exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure;
 6. Economic, social, environmental and energy consequences;
 7. Design guidelines adopted by the historic review board.
- G. For construction of new structures in an historic corridor, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall include the following:
1. The purpose of the historic overlay district as set forth in Section 17.40.010
 2. The policies of the city comprehensive plan;
 3. The impact on visible evidence of the trail;
 4. The impact on archaeological evidence when there exists documented knowledge of archeological resources on the property;
 5. The visual impact of new construction within the historic corridor; and
 6. The general compatibility of the site design and location of the new construction with the historic corridor considering the standards of subsection G of this section.
- H. The following standards apply to development within historic corridors:
1. Within the Oregon Trail-Barlow Road historic corridor, a minimum of a thirty-foot wide-open visual corridor shall be maintained and shall follow the actual route of the Oregon Trail, if known. If the actual route is unknown, the open visual corridor shall connect within the open visual corridor on adjacent property.
 2. No new building or sign construction shall be permitted within required open visual corridors. Landscaping, parking, streets, driveways are permitted within required open visual corridors.
- I. In rendering its decision, the board's decision shall be in writing and shall specify in detail the basis therefore.
- J. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural features which does not involve a change in design, material or the outward appearance of such feature which the building official shall certify is required for the public safety because of its unsafe or dangerous condition.
- K. The following exterior alterations may be made subject to the administrative procedures as outlined below:
- Construction of fences on historic sites.
- Exterior alterations, excluding additions, to incompatible structures in the Canemah Historic District.
1. A notice of the proposed certificate of appropriateness shall be mailed to the following persons:
 - a. The applicant;
 - b. All owners of property within three hundred feet of the property which is the subject of application;
 - c. A recognized neighborhood association and a citizen involvement committee representative of the neighborhood involved, if the property which is the subject of the application lies wholly or partially within the boundaries of such organization.
 2. The failure of the property owner to receive notice shall not invalidate the action if a good faith attempt was made to notify all persons entitled to personal notice.
 3. Notice shall also be given by publication in a newspaper of general circulation in the area affected.
 4. Within ten days of the issuance of notice of the proposed certificate of appropriateness, any person who has received personal notice pursuant to subdivision 1 of this subsection or who demonstrates sufficient interest in the outcome to participate in such proceedings, as determined by the historic review board, may request a public hearing before the historic review board.
 5. Within forty-five days after a request for public hearing is made, a public hearing shall be held before the historic review board following procedures as established in Chapter 17.50
 6. The historic review board shall then deny or approve the application, either with or without conditions, following procedures as established in Chapter 17.50
 7. In the event no request for hearing is filed, the historic review board, through its chairperson and planning staff, shall issue a certificate of appropriateness in accordance with the notice given without further hearing.
 8. The board may adopt policies for review of applications of certificates of appropriateness in the historic overlay district. Such policies shall be adopted only after notice and an opportunity to be heard is provided and shall include specific opportunity for comment by the planning staff, the planning commission, and the city commission. Such policies shall carry out the city's comprehensive plan, especially those elements relating to historic preservation. In the absence of such policies, the board shall apply such elements directly.

17.40.065 - Historic preservation incentives.

- A. Purpose. Historic preservation incentives increase the potential for historically designated properties to be used, protected, renovated, and preserved. Incentives make preservation more attractive to owners of locally designated structures because they provide flexibility and economic opportunities.
- B. Eligibility for Historic Preservation Incentives. All exterior alterations of designated structures and new construction in historic and conservation districts are eligible for historic preservation incentives if the exterior alteration or new construction has received a certificate of appropriateness from the Historic Review Board per OCMC 17.50.110(c).
- C. Incentives Allowed. The dimensional standards of the underlying zone as well as for accessory buildings (OCMC 17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.
- D. Process. The applicant must request the incentive at the time of application to the Historic Review Board.

17.40.070 - Demolition and moving.

- A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.
- B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in [Chapter 17.50](#)
- C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:
 - 1. All plans, drawings and photographs as may be submitted by the applicant;
 - 2. Information presented to a public hearing held concerning the proposed work;
 - 3. The city comprehensive plan;
 - 4. The purpose of this section as set forth in [Section 17.40.010](#)
 - 5. The criteria used in the original designation of the landmark or district in which the property under consideration is situated;
 - 6. The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of-way and to other buildings and structures in the area;
 - 7. The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;
 - 8. Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;
 - 9. The economic, social, environmental and energy consequences.
- D. The failure of the applicant to provide the information required by Subsection C.1.—9. shall be grounds for deeming the application incomplete.
- E. The board may approve or deny the demolition or moving request after considering the criteria contained in [Section 17.40.070C](#). Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in [Section 17.50](#) for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.
- F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

A. Where is the Site?

McLoughlin Historic Conservation District, the Canemah National Register Historic District, or on individually listed historic property outside of the districts?

What is the Immediate Context? The Block? The Neighborhood? What are the Mix of Existing Appropriate Historic Styles?

The site is located in the McLoughlin Historic Conservation District, on Center street one lot south of 5th Street. The currently vacant lot sits between two professional office buildings, adjacent to a large, open parking area and across the street from St. John the Apostle Catholic Church and School. Around the block are single and multiple unit residential buildings and the current office of BC Custom Construction.

The neighborhood currently contains a mix of both small and medium scale residential and commercial properties, including professional offices, clinics, apartments, a Clackamas County WorkSource office and the Pioneer Community Center. These buildings include a wide variety of architectural styles including residential craftsman, vernacular, Queen Anne Victorian, foursquare and modern. The predominant commercial style is modern.

B. Decide which Style to use

Determining the appropriate style is the important first step toward successfully designing a compatible building in the district.

Decide which style direction to use from acceptable neighborhood styles and those in the applicable specific Historic District Design Guideline. The styles noted for the district have specific District modifications indicated.

The proposed new office is designed in the residential Queen Anne Victorian style. This style seems most appropriate considering the look of the majority of nearby buildings of similar use and size, including those on the same block and those on 5th Street, between Center and High Streets.

C. Siting and Building Form

C-1 Review basic zoning requirements for New Construction for the particular site (R3.5, R6, MUC etc) to understand basic setbacks, lot coverage issues.

The proposed new office will front Center St with the house and front porch approximately 2' from the property line. The on-site parking will be at the rear of the property and be screened with landscaping as required by other zoning requirements.

C-2 Review Siting, Building Form Principles and the Specific Historic District from Design Guideline. Note any requirements that are more specific than those found in the basic zoning.

The proposed building will face Center St and have an elevated front porch similar to most homes in the immediate area. The main level floor to floor height will be 11' and the upper level will have 9' ceilings, rather than the 14' main level floor to floor height dictated by the underlying zone for new commercial buildings to avoid overpowering the important bungalow/ prairie style landmark home immediately to the north and be consistent with other Victorian style homes in the neighborhood.

C-3 Establish the Site Plan and the Overall Building Form. Is the use of the site and the building's placement on the site respectful of its context? Are the size, shape and bulk of the building consistent with the style chosen? Does it complement the neighborhood context? Is there too much "program" for the site or style?

The proposed building is sited to be consistent with the historic development pattern of the McLoughlin Neighborhood with street facing entry and large covered porch. Service areas and parking are located to the rear and the alley is utilized for vehicular access. The building form is a simple ell configuration with steeply pitched roof and cross gables facing the street. The building form and siting are complimentary and consistent with existing homes in the neighborhood.

D. Design Composition

D-1 Design the building and site starting with primary design groups and major elements, such as wings, roofline, secondary portions, porches, window groupings, dormers. Are these elements supportive or are they detractive to the historic district? Are they supportive of the style and building?

The proposed building has a simple overall form with a wraparound porch consistent with homes from the 1880- 1910 period within the neighborhood. Window configuration, siding and trim elements are typical of the period, but will be rendered in contemporary materials for durability and ease of maintenance.

D-2 Review the design; is it in good proportion and is the composition balanced?

The proposed design is simple rectilinear building with a slightly elevated cross gable at the right side and lower offset gable at the porch above the entry.

D-3 Review the design and adjust to incorporate comments from the first review. Is the design representative of the style range and do the forms and individual features work toward a united design approach as viewed from the exterior?

Design advice from the Board included eliminating the porch railing, minimizing the number of porch columns and eliminating the masonry column bases that were included in the original design that was completed and approved more than eight years earlier. These changes have been made and Queen Anne style elements introduced at the Owners request. The revised design incorporates these changes.

D-4 Design the finer or more detailed portions of the building and site to fit within the framework established.

The revised design and final construction documents will include appropriate details of porch finials, pediments, window trim, rakes, soffits and all trim to be consistent with the Queen Anne Victorian style.

E. Specific Design Elements

E-1 Design and choose specific design elements, products, and materials that are allowable and consistent with the design styling and framework established.

Exterior elements; exclusive of spindle work have all been selected to be durable, low maintenance components that will replicate historic materials and be used in a composition that is historically appropriate. The spindle work components will be fabricated of primed wood and painted with two coats of paint. Fiberglass double hung windows with a profile to match historic wood windows are proposed. All openings will be cased with 5/4 x 4 sill and jamb trim and 5/4 x 6 head trim with a parting bead will be installed. A combination of straight and scalloped shingle type siding will be utilized at the upper level. 'Nichiha' fiber cement products will be utilized in this application since they have more thickness and a more realistic appearance than other products on the market. Smooth finish "Hardi-panel siding will be utilized at the main level to replicate cedar lap siding. "Azek" composite tongue and groove porch boards will be utilized at the wraparound porch to emulate painted fir flooring typically utilized.

E-2 Does the design still fit the style's 'vocabulary' Have extraneous or excessive details, ornamentation, or materials been chosen that detract from the neighborhood context?

The design incorporates Queen Anne Victorian elements in a fairly minimalistic manner appropriate for Oregon City. Elaborate stick work, turrets or high style elements have not been incorporated since these were not common to this neighborhood. The Queen Anne elements are used sparingly to create a more appropriate "folk Victorian" building design typical of this portion of the Mcloughlin neighborhood.

E-3 Do specific elements comply with the guideline? Are materials, colors and finishes selected? Visible equipment? Landscaping and plantings?

Materials, colors and finishes have been selected for the emulation of historic materials. The landscaping will be designed by a registered Landscape Architect familiar with historic plant materials. No mechanical equipment will be located outside the building and garbage/ recycling areas are incorporated with the building design. All elements will comply with the design guidelines.



View of site from the northeast



View of site from the southeast



Southwest corner of Center and 5th



Northwest corner of Center and 5th



Northeast corner of Center and 5th



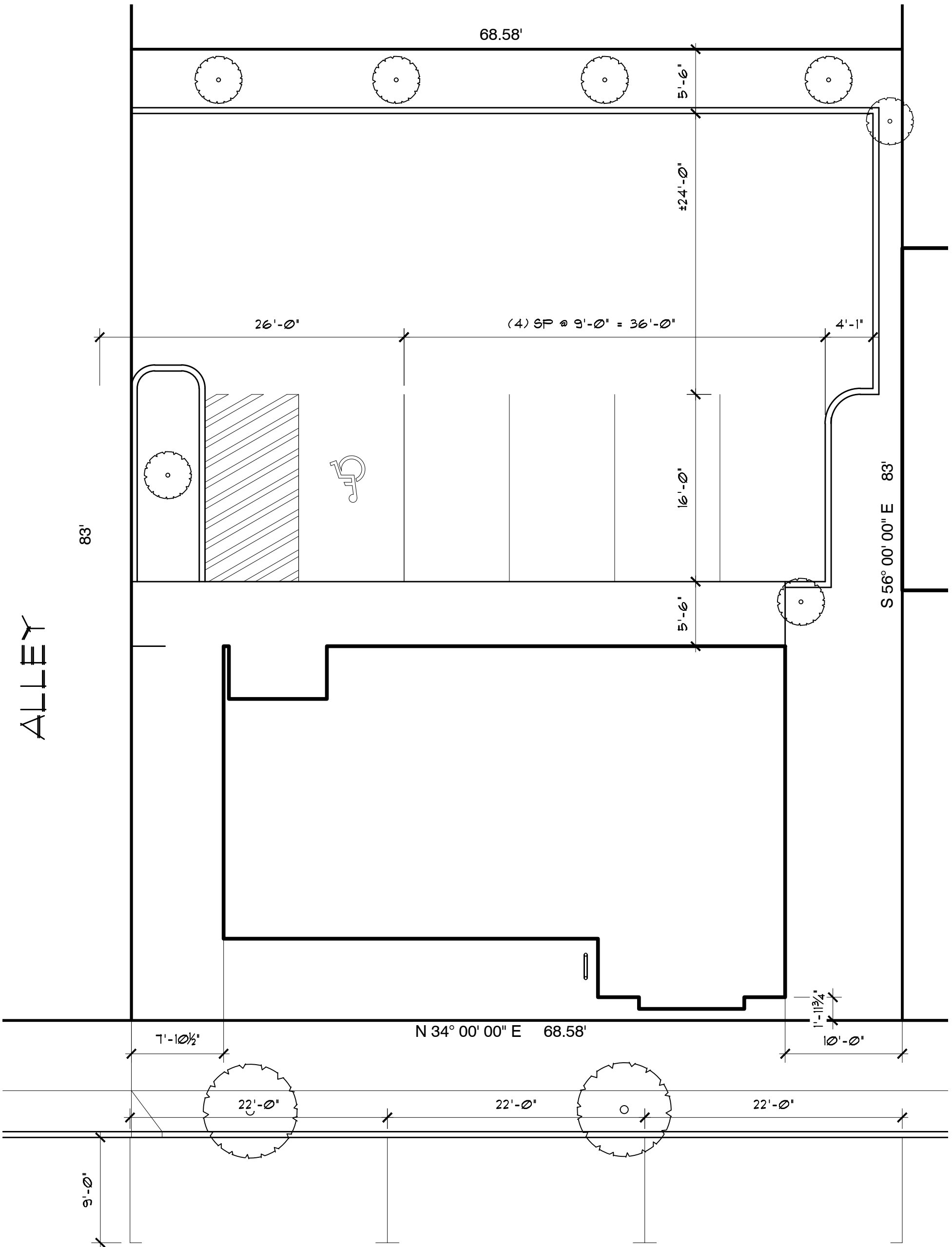
Southeast corner of Center and 5th



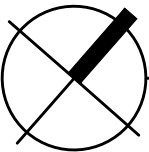
Adjacent building on Center Street to the south



Existing buildings on High Street (same block)

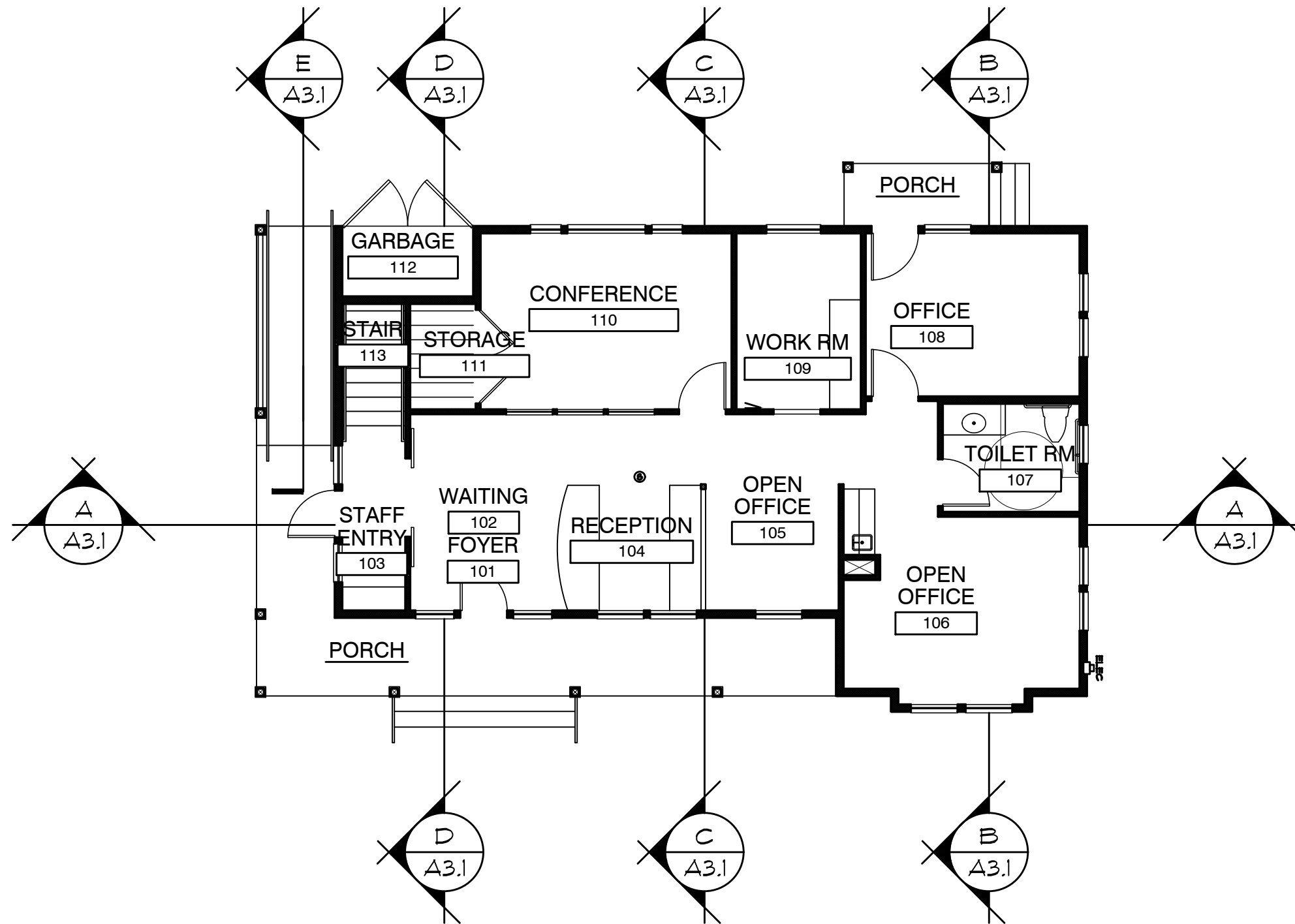


CENTER ST



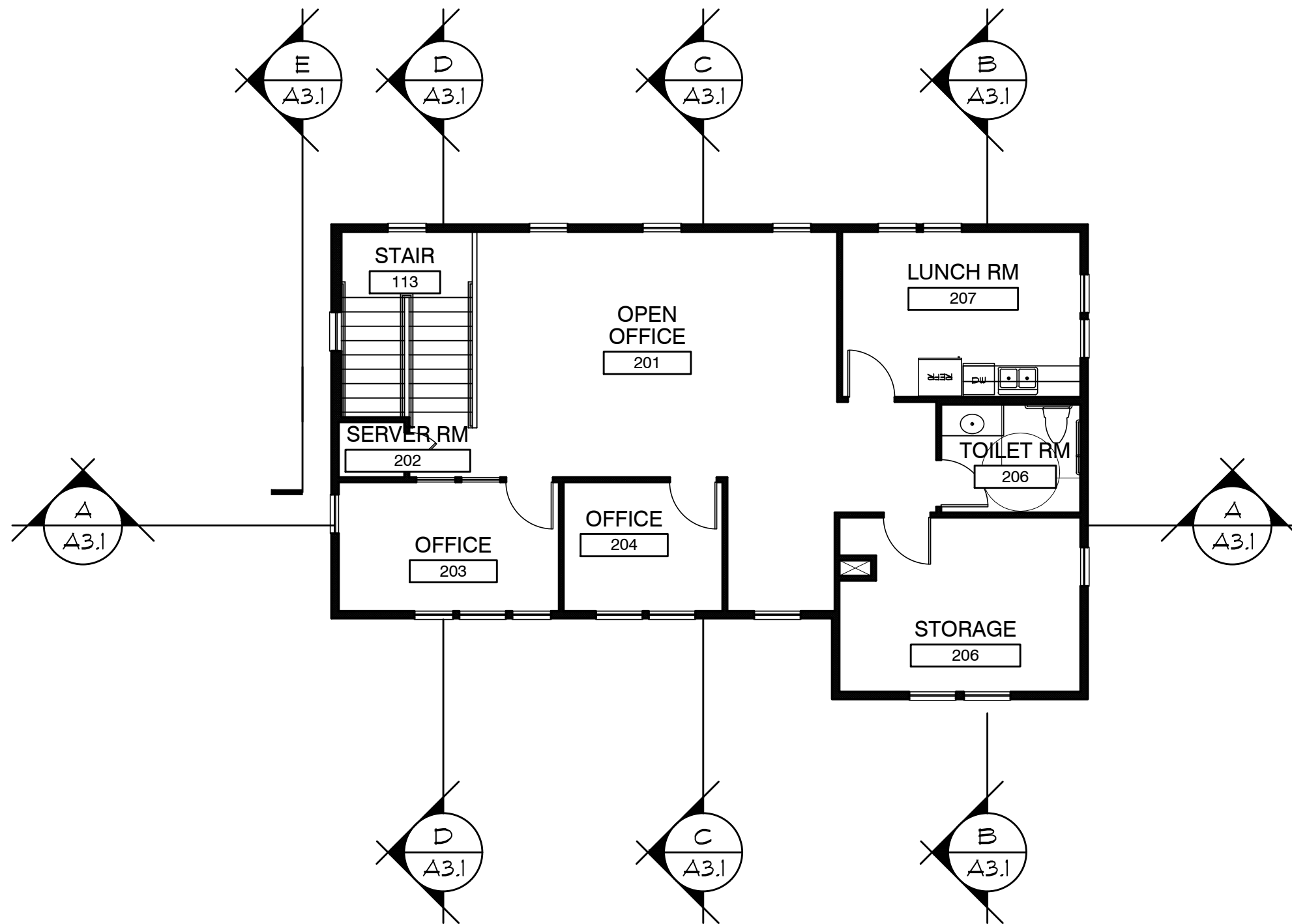
PRELIMINARY SITE PLAN

1/8" = 1'-0"



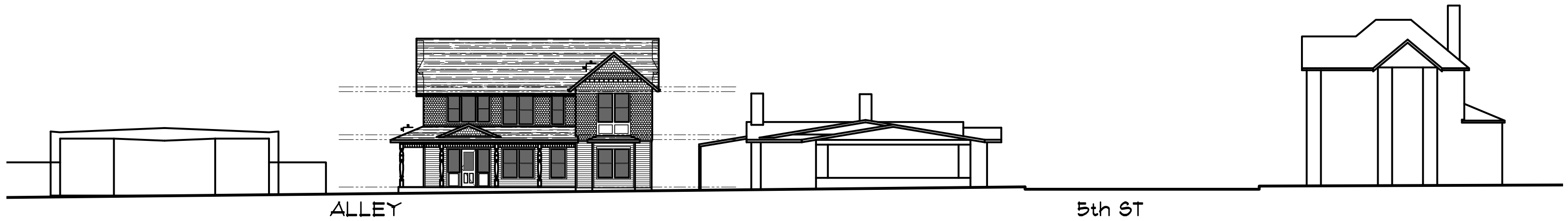
 MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"



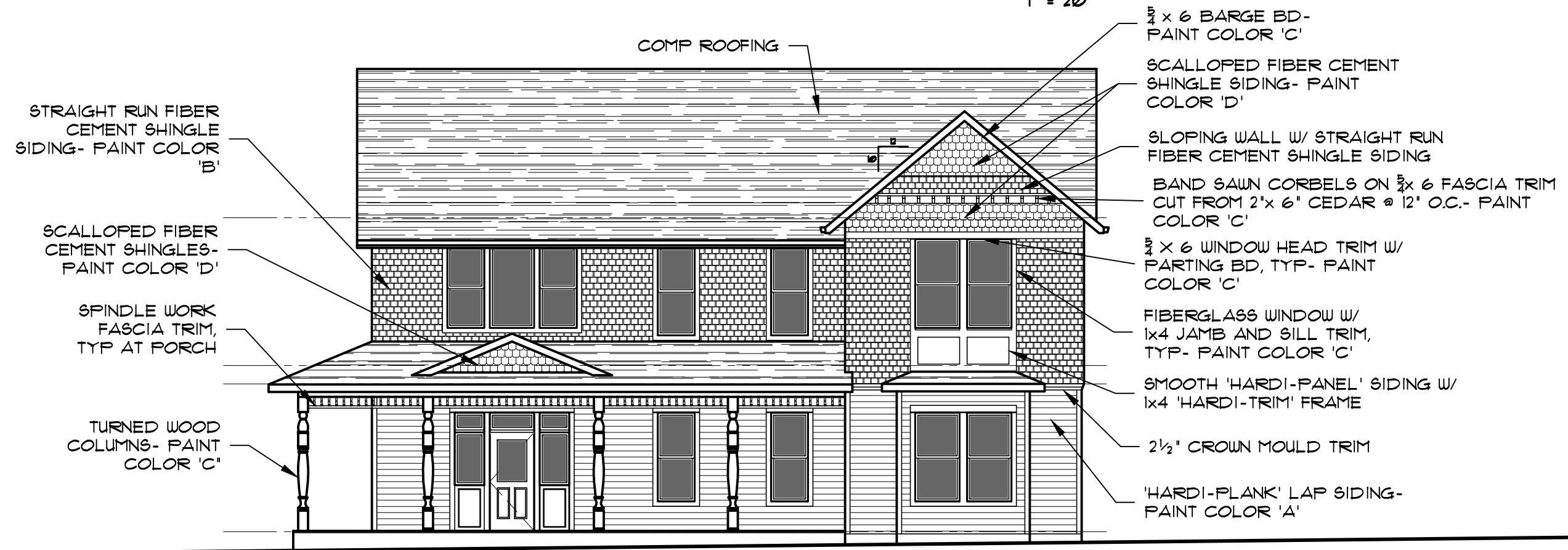
 **UPPER LEVEL FLOOR PLAN**

1/8" = 1'-0"



CENTER ST STREETSCAPE ELEVATION

1" = 20'



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



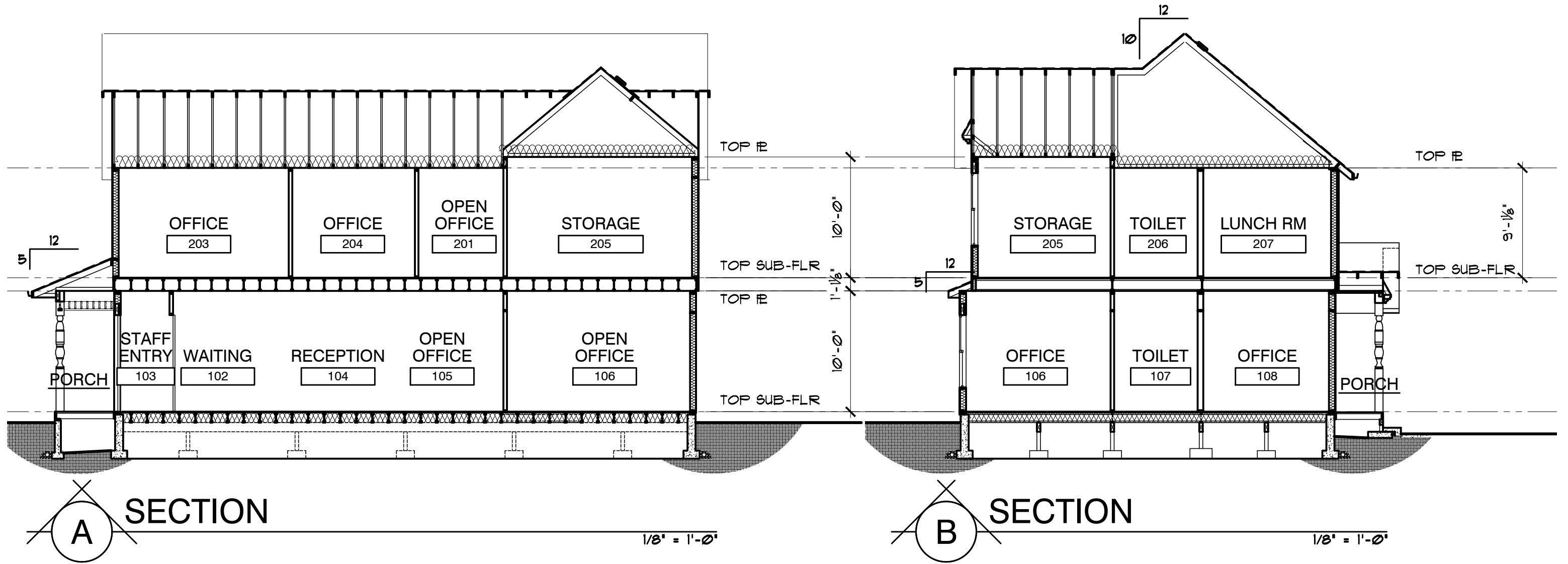
LEFT ELEVATION

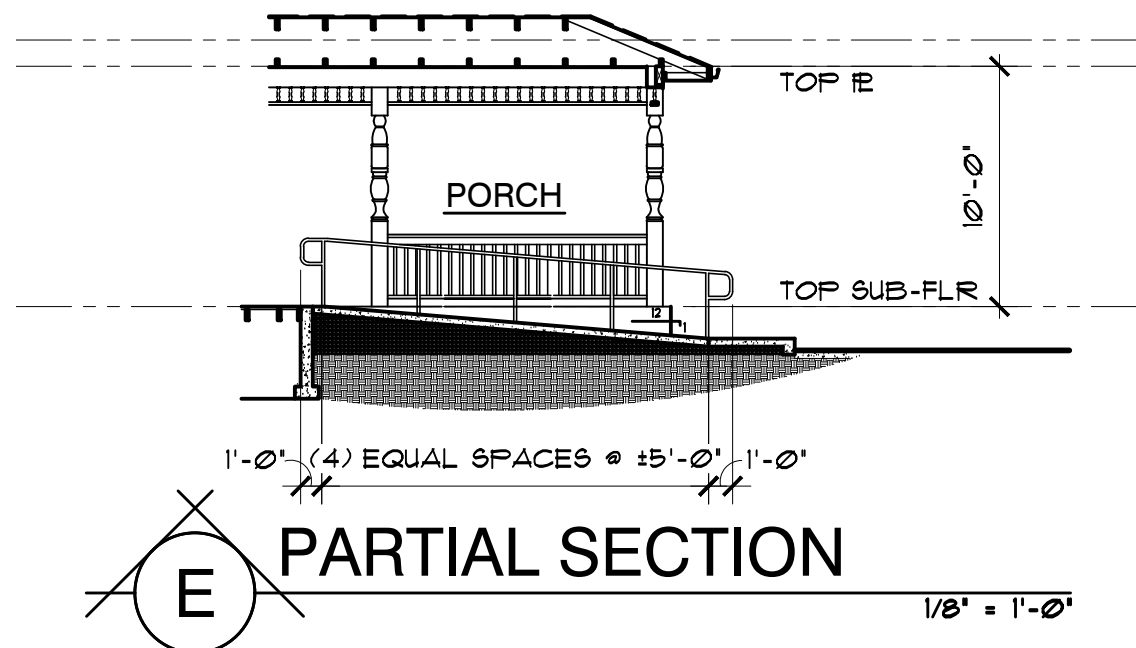
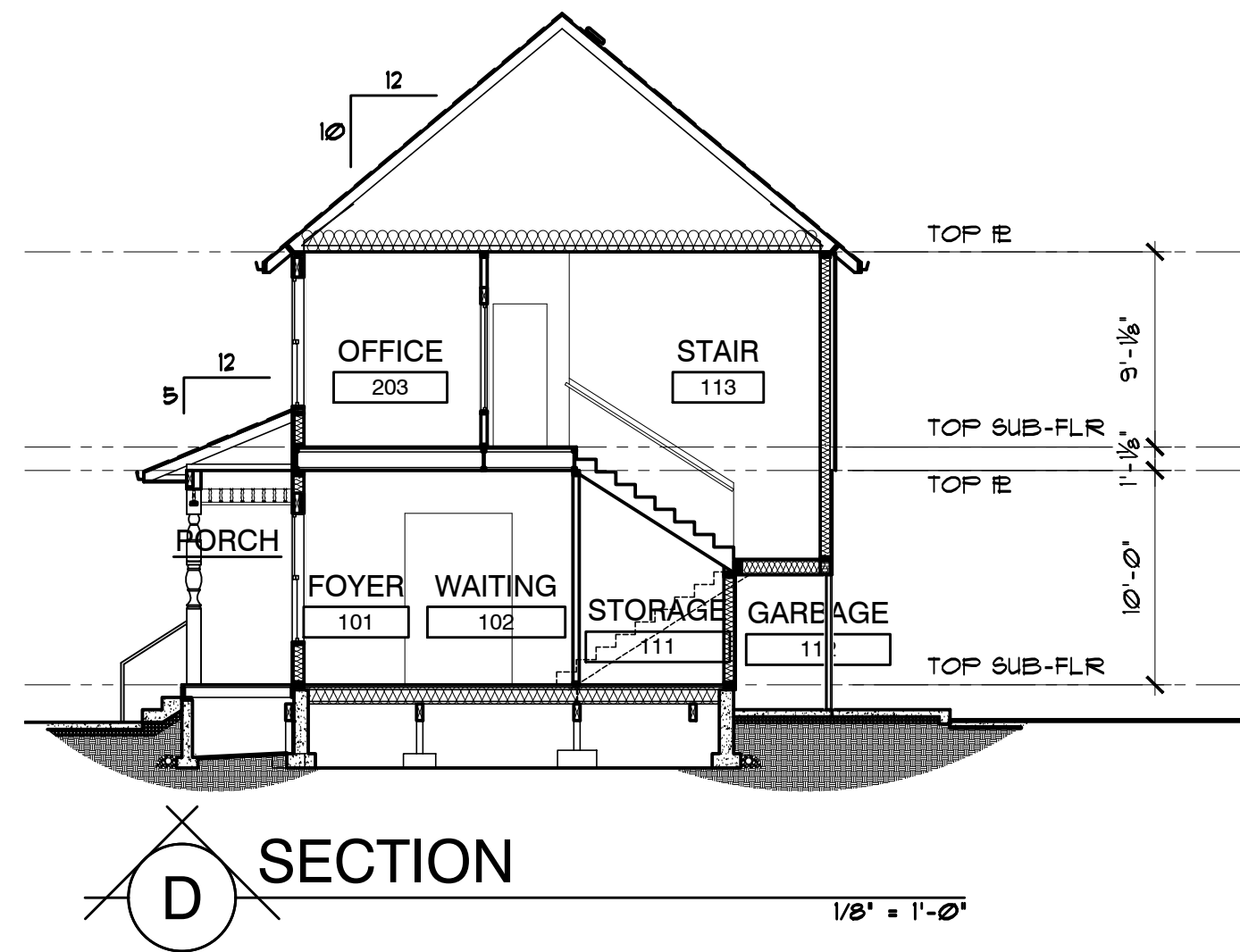
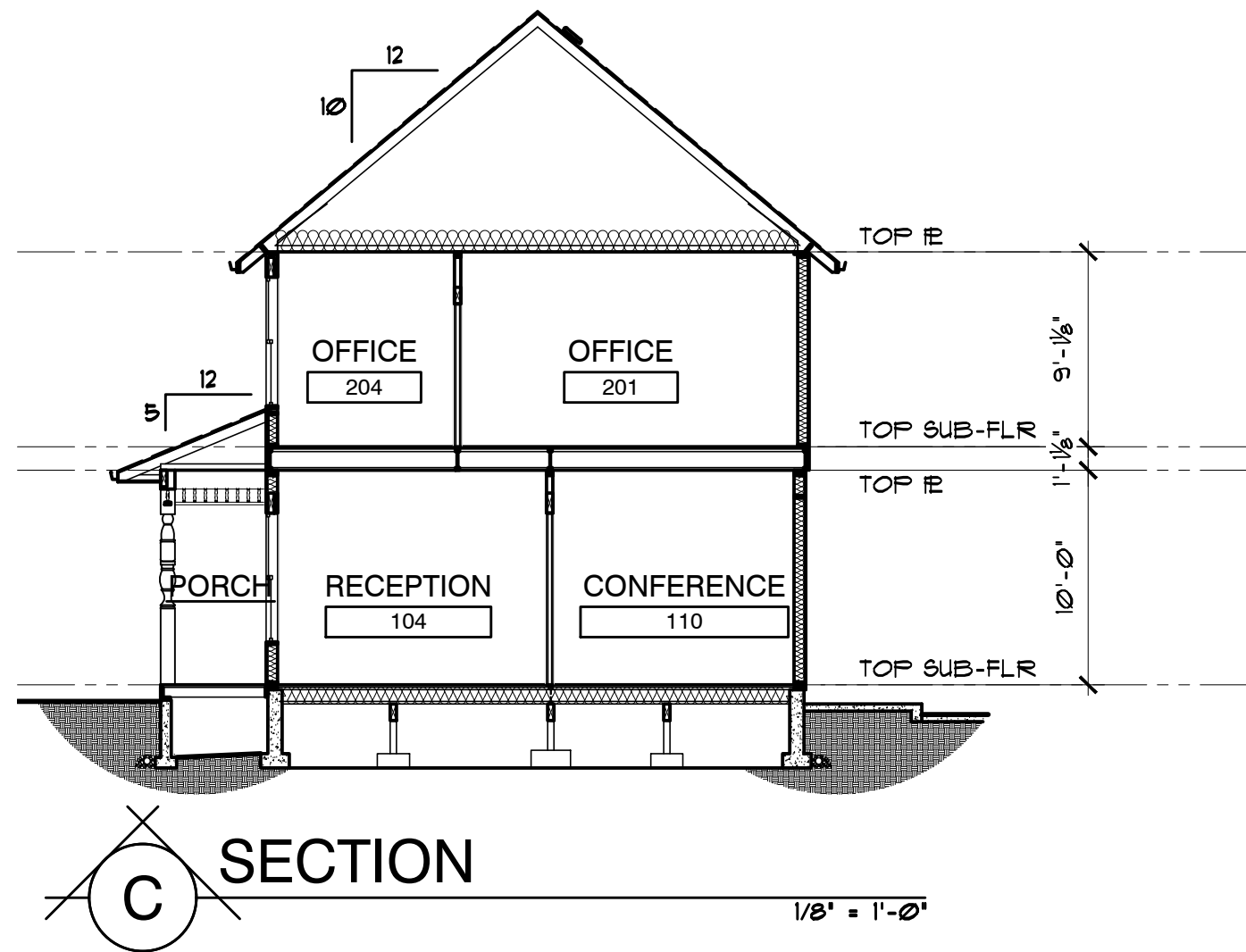
1/8" = 1'-0"

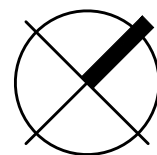
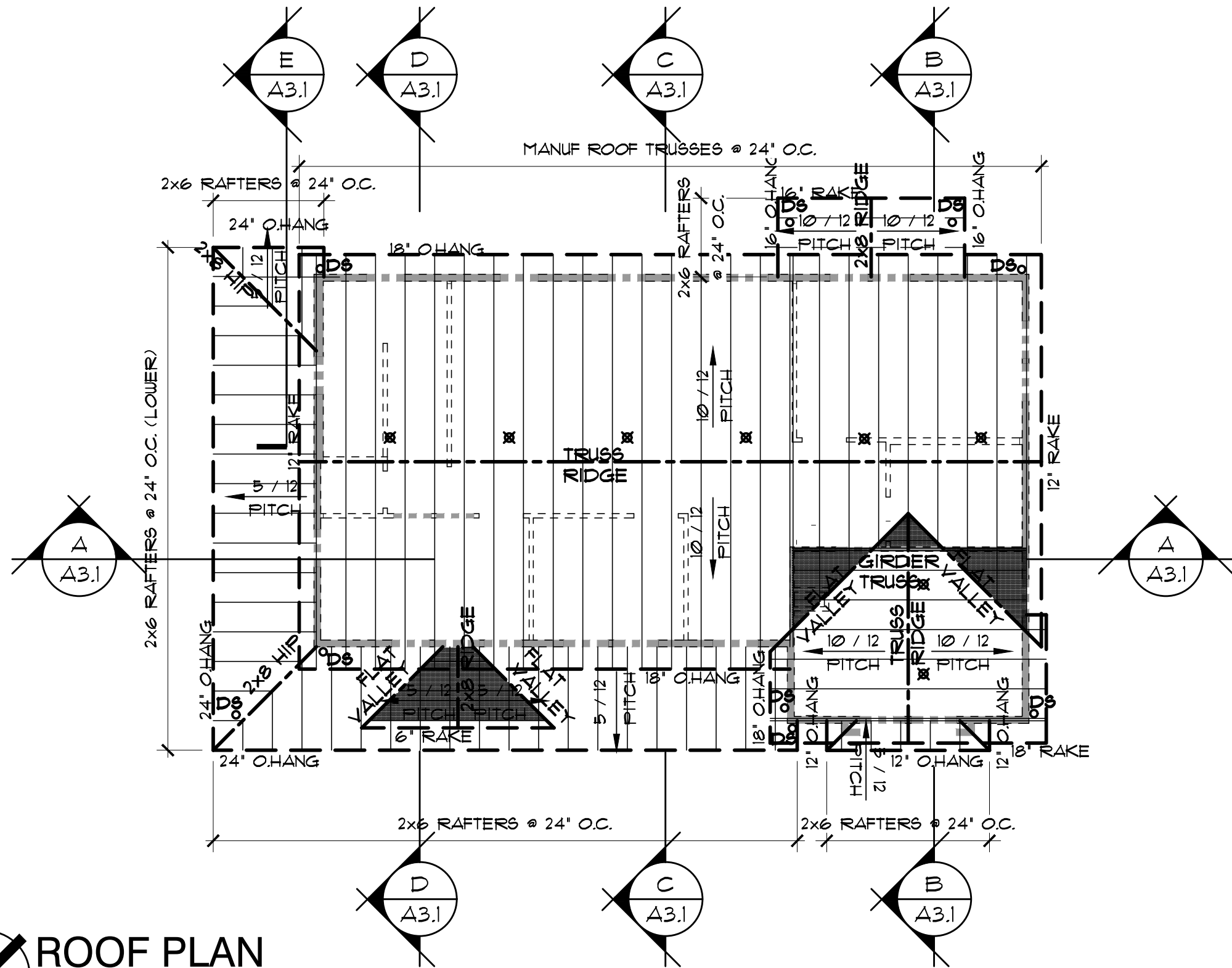


RIGHT ELEVATION

1/8" = 1'-0"







ROOF PLAN

1/8" = 1'-0"

ROOF FRAMING PLAN LEGEND

ROOF BEARING ON WALL BELOW.

ROOF BEARING ON BEAM BELOW.

ROOF FRAMED OVER ROOF BELOW WITH VALLEY
 RAFTERS LAID FLAT OVER 2x SOLID BLK'G BETWEEN
 RAFTERS/TRUSSES BELOW. RUN SHTH'G AT LOWER ROOF
 CONT.