



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A) <input type="checkbox"/> Compatibility Review <div><input type="checkbox"/> WRG <input type="checkbox"/> Comm. Fac</div> <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Natural Resource (NROD) <input type="checkbox"/> Verification <input type="checkbox"/> Minor Site Plan & Design Review <input type="checkbox"/> Extension of Approval <input checked="" type="checkbox"/> Historic Review – Remodel <input type="checkbox"/> Detailed Dev. Plan (DDP)	Type II (OCMC 17.50.030.B) <input type="checkbox"/> Master Plan / PUD / GDP or Amendment <input type="checkbox"/> Detailed Development Plan (DDP) <input type="checkbox"/> Floodplain Review <input type="checkbox"/> Geologic Hazard Overlay <input type="checkbox"/> Minor Partition (<4 lots) <input type="checkbox"/> Minor Site Plan & Design Review <input type="checkbox"/> Non-Conforming Use Review <input type="checkbox"/> Site Plan and Design Review / DDP <input type="checkbox"/> Subdivision (4+ lots) <input type="checkbox"/> Minor Variance <input type="checkbox"/> Natural Resource (NROD) Review <input type="checkbox"/> Public Improvement Modification <input type="checkbox"/> Willamette Greenway ELD Process (OCMC 17.50.030.E) <input type="checkbox"/> Expedited Land Division	Type III / IV (OCMC 17.50.030.C & D.) <input type="checkbox"/> Annexation <input type="checkbox"/> Code Interpretation / Similar Use <input type="checkbox"/> Master Plan / PUD / GDP Amendment <input type="checkbox"/> Conditional Use <input type="checkbox"/> Comprehensive Plan / Legislative Amendment (Code /Map) <input type="checkbox"/> Detailed Development Plan DDP <input type="checkbox"/> Historic Review <input type="checkbox"/> Municipal Code Amendment <input type="checkbox"/> Parking Adjustment <input type="checkbox"/> Variance <div><input type="checkbox"/> Sign Variance</div> <input type="checkbox"/> Natural Resource (NROD) Review <input type="checkbox"/> Zone Change (Text/Map) <input type="checkbox"/> Willamette Greenway Legislative Action (OCMC 17.50.170) <input type="checkbox"/> Legislative
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File Number(s):	Application Date: 04/03/2024
Project Name: Olson Apartment	
Proposed Land Use or Activity: Request approval of Metal/Iron Guardrail and Hand Rail	# of Lots Proposed (If Applicable):
Physical Address(es) of Site: 920 7th Street Oregon City OR 97045	
Clackamas County Map and Tax Lot Number(s): 2-2E-31AD-09400	

Applicant(s)

Applicant(s) Signature:		
Applicant(s) Name Printed: NW Custom Homes Inc.		Date: 04/03/2024
Mailing Address: 15730 SE BYBEE DR Portland OR 97236		
Phone: 503-504-6754	Fax:	Email: nwcustomhomes@yahoo.com

Property Owner(s) – See reverse for more than two Owners

Property Owner #1 Peter Ng		
Property Owner#1 Signature		
Property Owner#1 Name Printed: Peter Ng		Date: 04/03/2024
Mailing Address: 168 Terrace AVE Oregon City OR 97045		
Ownership Address: 168 Terrace AVE Oregon City OR 97236		
Phone: 503-969-9905	Fax:	Email: ng@iinet.com

Property Owner #2		
Property Owner#2 Signature		
Property Owner#2 Name Printed:		Date:
Mailing Address:		
Ownership 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.



Multiple Property Owner(s) - Additional Signatures Required

Property Owner #3		
Property Owner#3 Signature		
Property Owner#3 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #4		
Property Owner#4 Signature		
Property Owner#4 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #5		
Property Owner#5 Signature		
Property Owner#5 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #6		
Property Owner#6 Signature		
Property Owner#6 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #7		
Property Owner#7 Signature		
Property Owner#7 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #8		
Property Owner#8 Signature		
Property Owner#8 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #9		
Property Owner#9 Signature		
Property Owner#9 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #10		
Property Owner#10 Signature		
Property Owner#10 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Narratives

Application to the Historic Review and Preservation Department of Oregon City

Re: HR 14-07

OLSON APARTMENT

920 SEVENTH ST

OREGON CITY, OR 97045

(DEI JOB#: A19-11-82)

OWNER:

Peter Ng

168 Terrace Ave

Oregon City, OR 97045

REQUEST:

Approval of Metal / Iron Guardrail and Hand Rail in the approved
for construction 2-story mixed use building,

CRITERIA:

The criteria for new construction are set forth in Section 17.40.060 as follows:

1. For continuing construction of a newly approved mixed use structure in a Historic or Conservation District, or on a Historic Site, the criteria to be used by the Historic Review Staff in reaching its decision on the certificate of appropriateness shall include the following:
 - a. The purpose of the Historic or Conservation District as set forth in Section 17.40.010;
 - b. The provisions of the Oregon City Comprehensive Plan;
 - c. The economic effect of the proposed structure or the historic value of the district or historic site;
 - d. The effect of the proposed new structure on the historic value of the district or historic site;

- e. 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;
- f. Economic, social, environmental and energy consequences;
- g. Design guidelines adopted by the Historic Review Board.

The subject original two-story apartment building has been designed, and approved with the proposed metal/ iron handrail, and guardrails.

We request from the Historic Review Staff to allow continuation of construction with the intended and approved by City Staff metal/ iron guardrails, and handrails.

After careful consideration of surrounding buildings in the historic area,
Also after reviewing our records, and design criteria's,
We think that the metal/ iron handrails, and guardrails materials, form and shape
Matches the surrounding buildings, in the same Historic Preservation District existing metal/
iron guardrails, and handrails.

We think as well, that the careful choice of materials of guardrails contributes not only for
Historic Preservation, but also for longevity of construction, maintenance cost,
and very importantly, also contributes to safety of future building occupants.

Attached please find, submitted on paper by the Contractor, photos of existing Commercial/
Multifamily project in the neighborhood.

Each project photo location, and physical address has been noted for reference.

The Historic Review Staff decision will allow us to continue construction without major
disruptions, as well as major financial burden for the Owner.

John Delson PE – President - Engineer of Record
Delson Engineering Inc.





MONROE STREET / SOUTH - EAST LEFT ELEVATION
3/16" = 1'-0"

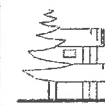
NOTES :

- 1 FIBERGLASS LAMINATE COMPOSITE ROOF SHINGLES-CLASS B (BLACK OR ASPHALT)
- 2 FIBERGLASS LAMINATE COMPOSITE ROOF CAP/ LOW PROFILE RIDGE VENT
- 3 FIBER CEMENT BOARD LAP SIDING WITH 5" EXPOSURE; COLOR: RENWICK GOLDEN OAK SW2824 OR ROOK-WOOD BROWN SW2806 SHERWIN-WILLIAMS
- 4 5/4 X 4 FIBER CEMENT TRIM BOARD
- 5 5/4 X 12 FIBER CEMENT BELLY BAND TRIM BOARD; COLOR: POLISHED MAHOGANY SW2838 SHERWIN-WILLIAMS
- 6 PREFABRICATED METAL BOLT ON BALCONY
- 7 PREFABRICATED METAL BOLT ON GUARDRAIL
- 8 ROOF DOWNSPOUT CHASE TO APPROVED DRAINAGE
- 9 FABRIC AWNING BY AWNING MANUFACTURER
- 10 CEDAR SHINGLE GABLE END; COLOR: DOWNING SEND SW2822 SHERWIN WILLIAMS
- 11 2 X TRIM BD. COLOR: DOWNING STRAW SW2813 SHERWIN-WILLIAMS
- 12 CONTINUOUS 'FASCIA' STYLE GUTTER, GALVANIZED, PRE-FINISHED TO MATCH TRIM
- 13 5/4 X TRIM BOARD
- 14 CEMENT PLASTER ON SELF LEVELING LATH; COLOR SW284 OR SW2806 SHERWIN-WILLIAMS
- 15 THIN BRICK VENEER SET AND CAP SET IN CEMENT PLASTER; NATURAL COLOR
- 16 3/4" CHANNEL REVEAL AT CEMENT PLASTER
- 17 CONTROL JOIST CEMENT PLASTER
- 18 RLM LIGHT FIXTURE (PARKING LIGHTING)

1. ALL DOORS TO BE 6'-8" HIGH AT FIRST AND SECOND FLOOR (U.N.O.)
ALL DOORS TO BE 7'-0" HIGH AT FIRST FLOOR FOR COMMERCIAL (U.N.O.)
2. ALL EXTERIOR WALL SHEATHING TO BE COVERED WITH DRAIN-ABLE WEATHER RESISTIVE BARRIER PER MANUFACTURERS RECOMMENDATIONS , U.O.N.
(WEATHER BARRIER MAY NOT BE SHOWN ON SOME DETAILS FOR CLARITY.
3. ALL DIMENSIONS FROM FACE OF STUD (U.N.O.)
4. LAP SIDING WHERE SHOWN TO HAVE 5" REVEAL AT SECOND FLOOR.
5. CEDAR SHINGLES AT GABLES WHERE INDICATED.
6. THIN BRICK VENEER SET IN CEMENT PLASTER WITH CAP TRIM TO +18" ABOVE FINISH FLOOR.



SEVENTH STREET / NORTH - EAST / FRONT ELEVATION
1/4" = 1'-0"



A1.1

OLSON APARTMENTS
920 SEVENTH STR
OREGON, OR 97045

DATE: 11-17-22
LIVING AREA: 308 NO. A11-11-82
DRAWN BY: J. DELSON

CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF RECORD IF DIFFERENT PRIOR TO START OF CONSTRUCTION ALL WORK PER LATEST ADOPTED APPLICABLE CODES -TYP.

DELSON ENGINEERING, INC.
1204 NE 146TH AVENUE
VANCOUVER, WA 98684
(360) 944-7094





SIDE YARD ADJACENT TO CHURCH APARTMENT / NORTH - WEST / RIGHT ELEVATION

3/16" = 1'-0"

NOTES :

- 1 FIBERGLASS LAMINATE COMPOSITE ROOF SHINGLES-CLASS B (BLACK OR ASPHALT)
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4. LAP SIDING WHERE SHOWN TO HAVE 5" REVEAL AT SECOND FLOOR.
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6. THIN BRICK VENEER SET IN CEMENT PLASTER WITH CAP TRIM TO +18" ABOVE FINISH FLOOR.



PARKING ALLEY / SOUTH-WEST/ REAR ELEVATION

1/4" = 1'-0"



A1.2

OLSON APARTMENTS
920 SEVENTH STR
OREGON, OR 97045

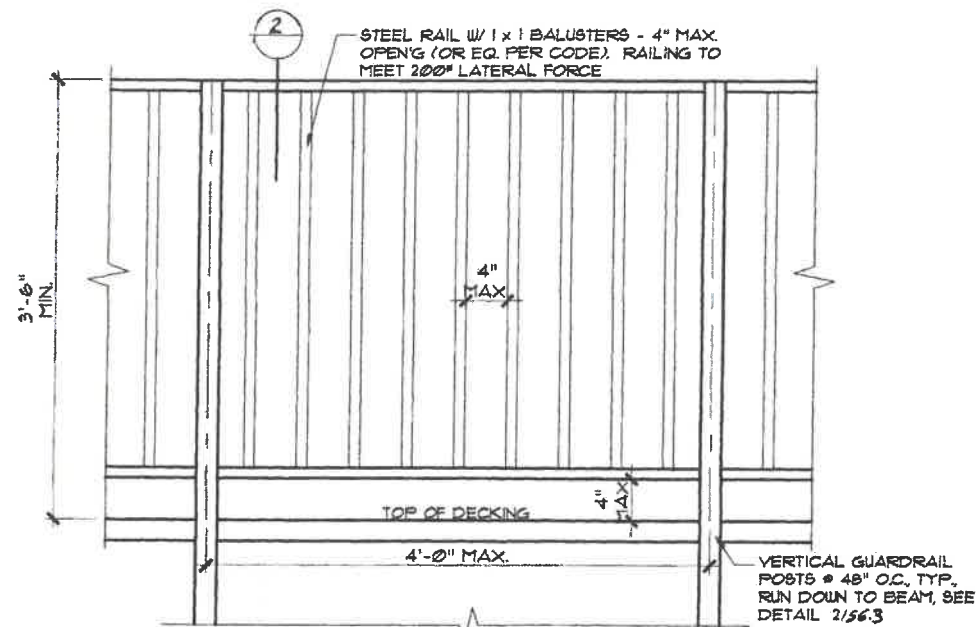
DATE: 11-17-22
LIVING AREA: 1114 sq ft
JOB NO: A19-11-82
DRAWN BY: JDB

THESE PLANS HAVE BEEN PREPARED BY THE ARCHITECT FOR THE CONSTRUCTION OF THE BUILDING SHOWN AND ARE SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN NOR THE RESULTS OF THE CONSTRUCTION OF THE BUILDING SHOWN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING SHOWN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING SHOWN. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING SHOWN.

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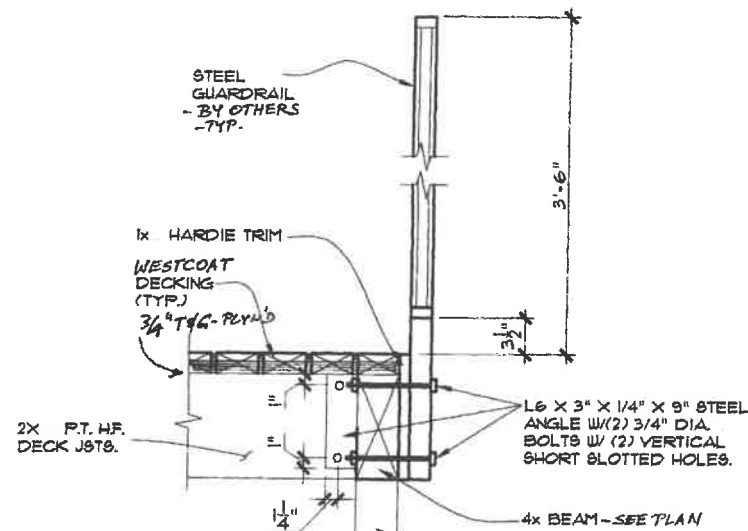


CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF RECORD IF DIFFERENT PRIOR TO START OF CONSTRUCTION. ALL WORK PER LATEST ADOPTED APPLICABLE CODES - TYP.



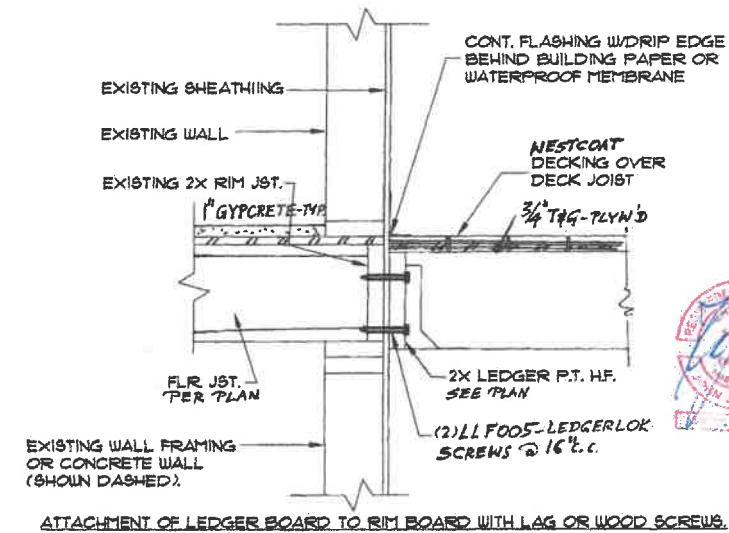
3 GUARDRAIL DETAIL

SCALE: 1/2" = 1'-0"



2 GUARDRAIL SECTION (DECKS)

SCALE: 1/2" = 1'-0"



1 DECK ATTACHMENT

N.T.S.



S6.3

OLSON APARTMENTS
920 SEVENTH ST
OREGON, OR 97045

DATE: 11-11-23
LIVING AREA: 114-11-82
JOB NO: 114-11-82
DRAWN BY: JES

DELSON ENGINEERING, INC.
1204 NE 146TH AVENUE
VANCOUVER, WA 98684
(360) 944-7094

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