

**NOTICE OF DECISION
&
Certificate of Appropriateness
OREGON CITY HISTORIC REVIEW BOARD**

FILE NO.: HR 06-02

DATE: May 3, 2006

APPLICANT: Rick Dotson
P.O. Box 1446
Oregon City, Oregon 97045

LOCATION: A parcel located at 404 May Street and identified as Clackamas County Map 3-2E-5BC, Tax Lot 1600 (zoned R-3.5 Dwelling District).

REQUEST: The applicant is seeking approval to reduce the size of a landmark in association with a 3-lot partition (MP 06-07). In addition, the applicant is seeking a preservation incentive to reduce the side yard setback and approval to demolish the rear addition of the landmark.

DECISION OF THE HISTORIC REVIEW BOARD: Following a Public Hearing on April 27, 2006, the Historic Review Board approved the applicant's proposal as consistent with the Secretary of Interior Standards for Rehabilitation.

The Historic Review Board shall make the decision on all Type III permit applications. Once the Historic Review Board makes a decision on the Type III application, that decision is final unless appealed to the City Commission in accordance with Section 17.50.190. If appealed, the City Commission decision is the City's final decision on the Type III application.

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT 657-0891.

cc: Guy Sperb, Building Official
Bob Cullison, Engineering Manager

CONDITIONS OF APPROVAL
HR 06-02

It is found that the plans for the proposed rehabilitation can be approved as modified in the conditions listed below

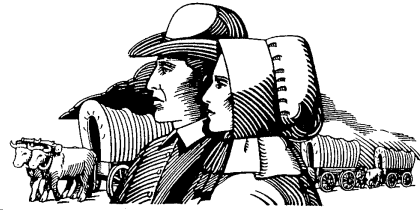
1. All applicable building code requirements shall apply to the request.
2. The request for removal of the rear addition is approved as submitted. The applicant shall make all efforts to recycle or reuse any salvageable building material. Please contact Clackamas County Solid Waste Department to coordinate the recycling or reuse of all construction debris. The exposed walls shall be resided, as proposed, with wood siding to match what is on the existing house. All windows shall be repaired or replaced with wood windows of the same dimension and design. New windows shall maintain the existing trim molding and proportions.
3. The preservation incentive is approved as submitted as well as the reduction of the size of the Landmark.
4. The applicant is required to submit an application for Historic Review for the new construction of proposed house #1 and #2. There shall be at least a 25-foot separation between house #1 and the historic Moran House.
5. This approval does not cover the proposed one car garage on the Landmark structure or the proposed addition to the May Street elevation of the Landmark. The applicant will need to provide additional information on these two elements on a separate application.
6. The addition to the front of the house, the proposed one car garage and the final exterior alteration design of the rear shall be submitted for Historic Review at a future application.
7. The applicant shall document with interior and exterior photographs the area to be removed. These photos shall be placed in the Landmarks' permanent file.

CITY OF OREGON CITY

Historic Review Board

320 WARNER MILNE ROAD
TEL (503) 657-0891

OREGON CITY, OREGON 97045
FAX (503) 722-3880



STAFF REPORT HISTORIC REVIEW BOARD April 20, 2006

FILE NO.: HR 06-02

HEARING DATE: Thursday, April 27, 2006
City Commission Chambers
320 Warner Milne Road
Oregon City, Oregon 97045

**PROPERTY OWNER
APPLICANT:** Rick Dotson
P.O. Box 1446
Oregon City, Oregon 97045

LOCATION: A parcel located at 404 May Street and identified as Clackamas County Map 3-2E-5BC, Tax Lot 1600 (zoned R-3.5 Dwelling District).

REQUEST: The applicant is seeking approval to reduce the size of a landmark in association with a 3-lot partition (MP 06-07). In addition, the applicant is seeking a preservation incentive to reduce the side yard setback and approval to demolish the rear addition of the landmark.

REVIEWER: Christina Robertson-Gardiner, Associate Planner

PROCESS: The Historic Review Board shall make the decision on all Type III permit applications. Once the HRB makes a decision on the Type III application, that decision is final unless appealed to the City Commission within ten days of the mailing of the notice of decision in accordance with Section 17.50.190. If appealed, the City Commission decision is the City's final decision on the Type III application.

IF YOU HAVE ANY QUESTIONS ABOUT THIS DECISION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 657-0891.

CRITERIA:

The criteria for reviewing exterior alterations are set forth in Chapter 17.040.060(d) of the Municipal Code as follows:

For exterior alterations of Historic Sites in a 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(A);
2. The provisions of the Oregon 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 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;
9. Design guidelines adopted by the Historic Review Board.

BASIC FACTS:

1. The house is known as the Charles Moran House and is located at 404 May Street at the intersection of May Street and Prospect Street. The house is located behind a gas station and abuts the Molalla Avenue Mixed Use Commercial (MUC-1) District.
2. The simple 1895 cross-gabled Vernacular house is located on a larger lot for the area. The house has shiplap siding with some asphalt shingle on the rear and corner side elevations. The rear addition was added some time in the 20th century.
3. The applicant wishes to retain the historic house as part of a 3-lot partition. The site is zoned to allow 3 single-family detached dwelling

units. In order for the house to remain on site, the applicant is proposing that the rear addition be removed. The Historic Review Board is asked to approve both the reduction in the size of the designated Landmark and approve a preservation incentive to reduce the side yard setback from 5 feet to 3.3 feet and view the Prospect Street elevation to be the front yard for setback purposes.

4. Per OCMC 17.40.070 (E) Demolitions, the City can only delay a requested demolition for a Landmark structure for 30 days or if “ *there is a program or project underway which could result in public or private acquisition of such structure or site, and that there is reasonable ground to believe that such program or project may be successful, then the board, at its discretion, may extend the suspension period in thirty- day increments for an additional period not exceeding ninety days, to a total of not more than one hundred twenty days*”. The City does not have the ability to deny a request for demolition on any structure in Oregon City.
5. If the request of the Landmark reduction and the preservation incentive is approved, the applicant will proceed with the concurrent Minor Partition (MP 06-07) application. After the Partition is approved, the applicant will return to the Historic Review Board to approve the new construction on the abutting lots as well as the proposed detached garage on the historic lot and a potential addition to the elevation facing May Street. This application is strictly to approved the reduction in the size of the Landmark and approve the dimensions of the lot. The applicant has submitted information on the second stage for your background information.
6. Notice of the proposal was sent to property owners within three hundred feet of the subject property and the Barclay Hills Neighborhood Association. Additionally, the property was posted with a Notice of Land Use sign with details about the proposal. Transmittals were sent to various City departments and other agencies regarding the proposed development plan. Relevant comments from City departments are addressed in this report as appropriate.

Patricia Olson, 403 May Street, spoke in opposition to the proposed reduction in the size of the Landmark, the associate traffic and infrastructure impacts two additional houses would have on the block.

ANALYSIS AND FINDINGS: The applicant shall meet criteria for exterior alterations.

1. The criteria applicable criteria for exterior alteration are 3, 4, 5, 6, 7 and 8

Regarding Criteria (3) – The applicant wishes to develop the property to its allowed zone of one unit every 3,500 acres. This area is directly abutting the Molalla Avenue Commercial Corridor. Higher density housing is planned for the area this use to allow for a buffer between more intense commercial uses and the single family residential of neighboring streets. The applicant has indicated that he would like to retain the historic structure and use the money from the sale of the other two houses to rehabilitate the Moran house. The alternative to this proposal is for the applicant to demolish or move the house onto another site and build three new dwelling units that would not require design review. (Design review for new construction can only be required on a Landmark structure if the landmark structure continues to exist on site.)

It is in the city's interest to promote the rehabilitations of historic Landmarks in the city. Staff finds that, while this may not be the optimum proposal for the site, it is far better than the alternative of demolition and it will give the community some control over what is proposed next to the Landmark.

2. **Regarding Criteria (4)** This is a good example of a 19th Century Vernacular house in an area outside of the original plat of Oregon City. There are three other Landmarks near the Moran house on Prospect Street. All four homes are within the same time period. The historic houses on Prospect do differ from the Moran house as the houses are closely sited next to each other on Prospect Street with large skinny rear yards. This Moron House does not list its larger size lot as a distinguishing factor in its historic significance nor does it list any historic vegetation onsite which contributes to its Landmark Status.
3. **Regarding Criteria (5)** - The condition of the Moran House was reported as "Fair" in the local inventory sheet compiled by Patricia Erigero in 1982. Since 1982, the house has fallen into disrepair and can now be classified as in "poor" condition. The applicant has begun clearing up the site by removing an extensive amount of exterior signage, yard debris and exterior cameras from the site. The applicant wishes to rehabilitate the house as part of this proposal.
4. **Regarding Criteria (6)** – Staff finds that the reduction in the size of the lot of the Landmark will not remove its historic significance. Its prominent location at the corner of May and Prospect Street is not affected by this action. The reduction of the side setback and subsequent new construction could have an impact on the significance of the Landmark if the new construction was not compatible in location, size and architecture. Therefore, staff recommends that the Historic Review Board condition this approval to require the applicant to site the new houses as propose on Sheet 3 of the

applicant's submittal to have at least a 25-foot separation between the Landmark and proposed house #1. Staff believes that this approach allows the Landmark to retain its significance on the site.

5. **Regarding Criteria (8)** - As described in Criterion 3, new construction, meeting adopted design standards, can add economic and social value to the district. Additionally, compatible infill in an existing compact neighborhood reduces the need for further expansion of the city, which adds considerable savings to the cost of infrastructure and provides energy conservation savings. In addition, by building on sites with existing urban infrastructure, it lessens the environmental impact of new construction. On balance, the City finds that the net consequences will be positive.

17.40.65 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.

The applicant is seeking a preservation incentive to reduce the side yard setback from 5 feet to 3.3 feet and to acknowledge the Prospect Street elevation as the front elevation for setback purposes.

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)

This request is in conjunction with a request to reduce the size of a Landmark

C. Incentives allowed.

The dimensional standards of the underlying zone as well as for accessory buildings (OCMC17.54.100) may be adjusted to allow for compatible development if the expansion or new construction is approved through historic design review.

The requested is in the R-3.5 Two-Family Dwelling District dimensional standards.

D. Process.

The applicant must request the incentive at the time of application to the

Historic Review

The applicant is requesting the incentive as part of a noticed application.

ANALYSIS: Staff finds that the request to reduce the side yard setback from 5 feet to 3.3 feet is reasonable and will not adversely affect the Landmark if the Condition of Approval is followed requiring the applicant to site the new houses as proposed on sheet 3 of the submittal to have at least a 25-foot separation between the Landmark and proposed house #1. Staff believes that this approach allows the Landmark to retain its significance on the site.

CONCLUSION:

Pursuant to the evidence submitted to the record, staff concludes that the proposed alterations and preservation incentive, as conditioned, to the historic Oregon Moran House satisfies the requirements as described in the Oregon City Municipal Code for Historic Review of Exterior Alterations (Chapter 17.40).

Recommended Conditions of Approval

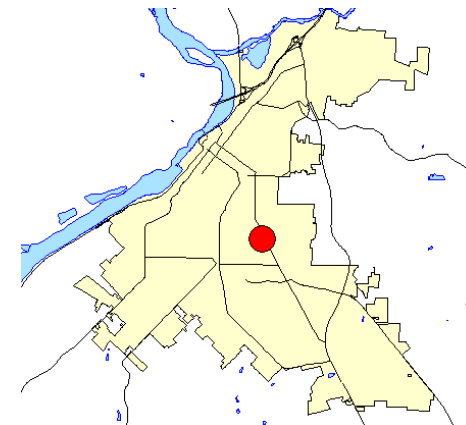
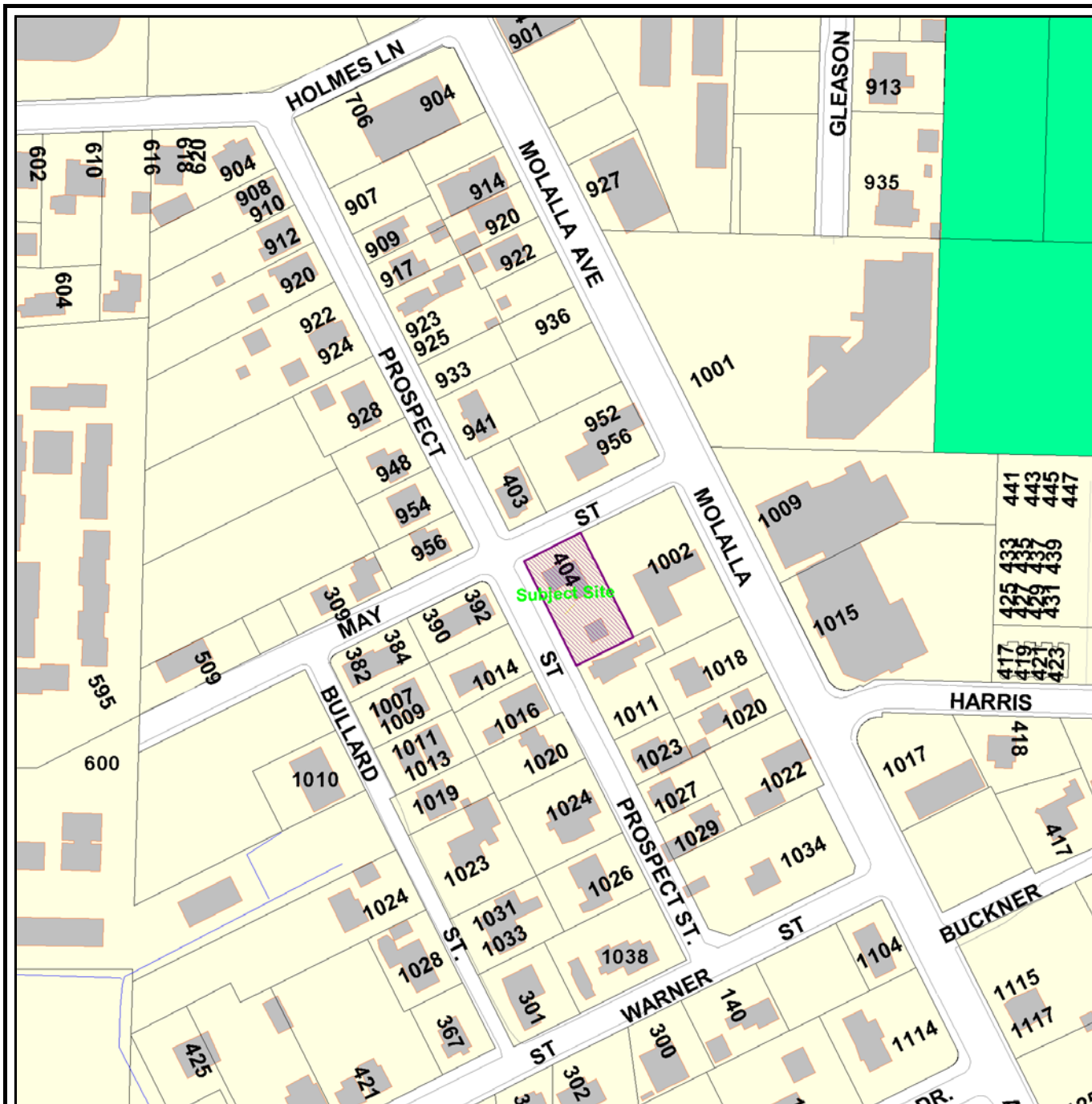
1. All applicable building code requirements shall apply to the request.
2. The request for removal of the non-original rear addition is approved as submitted. The applicant shall make all efforts to recycle any salvageable building material. Please contact Clackamas County Solid Waste Department to coordinate the recycling of all construction debris. The exposed walls shall be resided, as proposed, with wood siding to match what is on the existing house. All windows shall be repaired or replaced with wood windows of the same dimension and design.
3. The preservation incentive is approved as submitted.
4. The applicant is required to submit an application for Historic Review for the new construction of proposed house #1 and #2. There shall be at least a 25-foot separation between house #1 and the Historic Moran house.
5. This approval does not cover the proposed one car garage on the Landmark structure or the proposed addition to the May Street elevation of the Landmark. The applicant will need to provide additional information on these two elements on a separate application.

EXHIBITS:

1. Vicinity Map
2. Applicant's submittal
3. April 19, 2006 letter from Patricia Olson

This land use action is valid for a period of one year from the effective date of the decision Any land use permit may be extended prior to expiration by the Planning Staff with notice given, for a period of six months up to an aggregate period of one year. However, no permit may be extended unless there has been substantial implementation thereof

HR 06-02



City of Oregon City
P.O. Box 3040
320 Warner Milne Rd
Oregon City, OR 97045
(503) 657-0891
www.orcity.org

This map is not suitable for survey, engineering, legal, or navigation purposes. Errors and omissions may exist.

Map created with OCMapp 2006

04/04/2006

CITY OF OREGON CITY

Community Development Department, 320 Warner Milne Road,
P.O. Box 3040, Oregon City, OR 97045-0021, (503)-657-0891

POSTING OF NOTICE FOR LAND USE APPLICATIONS

APPLICANT: Rick Dotson

LOCATION: 404 May Street, Oregon City, Oregon 97045
Clackamas County Map 2-2E-31DB, Tax Lot 4000

FILE NO: HR 06-02: Historic Review

A land use action requires the posting of signs that provide a brief description of the application submitted. It is your responsibility to post the signs (available at City Hall), which may be obtained at the Oregon City Department of Community Development. **Failure to post the signs by the date specified will result in the automatic extension of the public comment period.**

The signs shall be posted by **April 5, 2006** so that they are clearly visible along the most traveled streets fronting the property.

The signs shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of the street so that they are clearly visible. The notices shall not be posted on trees or utility poles. If the weather is wet please cover the signs with clear plastic, or other clear weatherproof material.

Please remove the signs on **May 9, 2006.**

If you have any questions please contact me at (503) 657-0891.

City of Oregon City - Planning Division
320 Warner Milne Road
Oregon City, Oregon 97045

PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date)_____, I posted the required Notices on the subject site. I understand that failure to post the notices as required will result in the automatic postponement of the hearing date.

Applicant

Date

April 4, 2006

Rick Dotson
P.O. Box 1446
Oregon City, Oregon 97045

Sisul Engineering
Tom Sisul
375 Portland Avenue
Gladstone, Oregon 97027

Project: HR 06-02: Historic Review
Legal Description: Clackamas County Map
3-2E-5BC, Tax Lot 1600
Application Submitted: 3/13/2006
Date Complete: 4/4/2006
120-Day Processing Deadline: 8/2/2006

DETERMINATION OF APPLICATION COMPLETENESS

Your project has been evaluated and found to be:

XX **HR 06-02 is Complete** for processing

Mr. Dotson,

The request for Historic Review Board Review at 404 May Street has been deemed complete for processing.

For assistance regarding any current planning or engineering issues related to your project please contact me in the Community Development Department at (503) 657.0891 I look forward to working with you on your application.

Christina Robertson-Gardiner, Associate Planner (503) 657.0891
Planning Division

TRANSMITTAL FOR COMPETENESS

March 14, 2006

IN-HOUSE DISTRIBUTION

- ☐ BUILDING OFFICIAL
- ☐ ENGINEERING MANAGER
- ☐ PUBLIC WORKS- OPERATIONS
- ☐ CITY ENGINEER/PUBLIC WORKS DIRECTOR
- ☐ TECHNICAL SERVICES (GIS)
- ☐ PARKS MANAGER
- ☐ ADDRESSING
- ☐ POLICE

MAIL-OUT DISTRIBUTION

- ☐ FIRE CHIEF
- ☐ John Replinger @ DEA

COMMENTS DUE BY:

March 23rd, 2006

FOR COMPLETENESS PURPOSES ONLY

IN REFERENCE TO

FILE # & TYPE:

MP 06-07: Minor Partition
HR 06-02: Historic Review

APPLICANT:

Rick Dotson

REQUEST:

The applicant is seeking approval of a 3-lot partition and a lot size reduction of an individually designated historic structure.
Please determine if any additional issues need to be addressed for a complete application. This transmittal is for completeness purposes only. Please retain the information enclosed.

LOCATION:

404 May Street, Oregon City, Oregon 97045
Clackamas County Map 3-2E-05BC-01600

This application material is referred to you for your information, study and official comments. If extra copies are required, please contact the Planning Department. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

**PLEASE NOTE ANY ADDITIONAL ISSUES TO BE ADDRESSED
FOR A COMPLETE APPLICATION**

Signed _____

Title _____

NOTICE OF PUBLIC HEARING

Mailed on: April 4, 2006

HEARING DATE:	On April 27, 2006 , the City of Oregon City Historic Review Board will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 320 Warner-Milne Road, Oregon City 97045 on the following Type III Land Use Application. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the Historic Review Board hearing. Written comments on this Type III Land Use Application must be received by the Oregon City Planning Division, no later than April 19, 2006 to be included in the Staff Report. Comments received after this date will be provided to the Historic Review Board at the April 27, 2006 hearing. The public record will remain open until the Historic Review Board closes the public hearing.
FILE NUMBER:	HR 06-02: Historic Review
APPLICANT/ OWNER:	Rick Dotson P.O. Box 1446 Oregon City, Oregon 97045
REPRESENTATIVE:	Sisul Engineering Tom Sisul 375 Portland Avenue Gladstone, Oregon 97027
REQUEST:	The applicant is seeking approval to reduce the size of a landmark in association with a 3-lot partition (MP 06-07). In addition, the applicant is seeking a preservation incentive to reduce the rear yard setback and approval to demolish the rear addition of the landmark.
LOCATION:	A parcel located at 404 May Street and identified as Clackamas County Map 3-2E-5BC, Tax Lot 1600 (zoned R-3.5 Dwelling District).
CONTACT PERSON:	Christina Robertson-Gardiner, Associate Planner (503) 657-0891
NEIGHBORHOOD ASSOCIATION:	Barclay Hills Neighborhood Association
CRITERIA:	Administration and Procedures are set forth in Chapter 17.50, Historic Overlay District in Chapter 17.40, Minimum Improvements and Design Standards for Land Divisions in Chapter 16.12, Partition Process and Standards in Chapter 16.16 , and R-3.5 Dwelling District in Chapter 17.16 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org .

The application and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, City Hall, 320 Warner Milne Road, from 8:00AM-1:00PM. The staff report, with all the applicable approval criteria, will also be available for inspection **seven** days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance.

Any interested party may testify at the public hearing or submit written testimony at or prior to the hearing. **Written comments must be received at City Hall by April 19, 2006 to be included in the staff report.** The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing. Any appeal will be based on the record.

NOTICE OF PUBLIC HEARING

HEARING DATE:	On April 27, 2006 , the City of Oregon City Historic Review Board will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 320 Warner-Milne Road, Oregon City 97045 on the following Type III Land Use Application. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the Historic Review Board hearing. Written comments on this Type III Land Use Application must be received by the Oregon City Planning Division, no later than April 19, 2006 to be included in the Staff Report. Comments received after this date will be provided to the Historic Review Board at the April 27, 2006 hearing. The public record will remain open until the Historic Review Board closes the public hearing.
FILE NUMBER:	HR 06-02: Historic Review
APPLICANT/ OWNER:	Rick Dotson P.O. Box 1446 Oregon City, Oregon 97045
REPRESENTATIVE:	Sisul Engineering Tom Sisul 375 Portland Avenue Gladstone, Oregon 97027
REQUEST:	The applicant is seeking approval to reduce the size of a landmark in association with a 3-lot partition (MP 06-07). In addition, the applicant is seeking a preservation incentive to reduce the rear yard setback and approval to demolish the rear addition of the landmark.
LOCATION:	A parcel located at 404 May Street and identified as Clackamas County Map 3-2E-5BC, Tax Lot 1600 (zoned R-3.5 Dwelling District).
CONTACT PERSON:	Christina Robertson-Gardiner, Associate Planner (503) 657-0891
NEIGHBORHOOD ASSOCIATION:	Barclay Hills Neighborhood Association
CRITERIA:	Administration and Procedures are set forth in Chapter 17.50, Historic Overlay District in Chapter 17.40, Minimum Improvements and Design Standards for Land Divisions in Chapter 16.12, Partition Process and Standards in Chapter 16.16 , and R-3.5 Dwelling District in Chapter 17.16 of the Oregon City Municipal Code. The City Code Book is available on-line at www.oregocity.org .

The application and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, City Hall, 320 Warner Milne Road, from 8:00AM-1:00PM. The staff report, with all the applicable approval criteria, will also be available for inspection **seven** days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance.

Any interested party may testify at the public hearing or submit written testimony at or prior to the hearing. **Written comments must be received at City Hall by April 19, 2006 to be included in the staff report.** The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing. Any appeal will be based on the record.

CITY OF OREGON CITY - PLANNING DIVISION
PO Box 3040 - 320 Warner Milne Road - Oregon City, OR 97045-0304
Phone: (503) 657-0891 Fax: (503) 722-3880
TRANSMITTAL

April 4, 2006

IN-HOUSE DISTRIBUTION

- ☐ BUILDING OFFICIAL
- ☐ ENGINEERING MANAGER
- ☐ FIRE CHIEF
- ☐ PUBLIC WORKS- OPERATIONS
- ☐ CITY ENGINEER/PUBLIC WORKS DIRECTOR
- ☐ TECHNICAL SERVICES (GIS)
- ☐ PARKS MANAGER
- ☐ ADDRESSING
- ☐ POLICE

TRAFFIC ENGINEER

- ☐ John Replinger @ DEA

MAIL-OUT DISTRIBUTION

- ☐ CICC
- ☐ NEIGHBORHOOD ASSOCIATION (N.A.) CHAIR
- ☐ N.A. LAND USE CHAIR
- ☐ CLACKAMAS COUNTY - Joe Marek
- ☐ CLACKAMAS COUNTY - Bill Spears
- ☐ ODOT - Sonya Kazen
- ☐ ODOT - Loretta Kiefer
- ☐ SCHOOL DIST 62
- ☐ TRI-MET
- ☐ METRO -
- ☐ OREGON CITY POSTMASTER
- ☐ DLCD

COMMENTS DUE BY: **April 19th, 2006**
HEARING DATE: **April 13th, 2006**
HEARING BODY: ____ Staff Review; **TYPE III - XX** **HRB**; ____ CC

IN REFERENCE TO-

FILE # & TYPE: HR 06-02: Historic Review
PLANNER: Christina Robertson-Gardiner, Associate Planner (503) 657-0891
APPLICANT: Rick Dotson
REQUEST: The applicant is seeking approval to reduce the size of a landmark in association with a 3-lot partition. In addition, the applicant is seeking a preservation incentive to reduce the rear yard setback and approval to demolish the rear addition of the landmark.
LOCATION: 404 May Street, Oregon City, Oregon 97045
Clackamas County Map 2-2E-31DB, Tax Lot 4000

This application material is referred to you for your information, study and official comments. If extra copies are required, please contact the Planning Department. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

<p>_____ The proposal does not conflict with our interests.</p> <p>_____ The proposal would not conflict our interests if the changes noted below are included.</p>	<p>_____ The proposal conflicts with our interests for the reasons stated below.</p> <p>_____ The following items are missing and are needed for review:</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------

Signed _____
Title _____

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.