

1600 SE 190th Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

February 23, 2018

Keith Daily
Emerick Architects
321 SW 4th Ave., #200
Portland, OR 97204

RE: Application for a Conditional Use Permit, National Scenic Area (NSA) Review, a Hillside Development Permit, a Major Variance, and a Lot Consolidation to authorize and establish a retreat facility (wellness center) with overnight accommodations in a historic building commonly known as the Viewpoint Inn (Case #T3-2018-9967)

Dear Keith Daily:

Thank you for submitting the land use application on property located at 40301 E. Larch Mountain Road. Your application has been reviewed by Land Use Planning to determine if all required materials have been provided. We appreciate the effort you have put into your project. As is common with applications subject to multiple approval criteria, I have identified additional information needed to process your application.

Information and Materials Requested:

1. **Administration and Procedures:** The application submitted requests a Conditional Use Permit, National Scenic Area (NSA) Review, a Hillside Development Permit, a Major Variance, and a Lot Consolidation Permit. The pre-application notes indicated that the subject property would require a lot consolidation by way of a replat. A payment of \$259 for lot consolidation was paid, however a replat is \$436, therefore there is an outstanding balance of \$177 is due. Additionally, during the time of the application submittal a Notice fee (\$159) and a Hillside Development fee (\$969) was also not paid.

- The fees are broken down as follows:

Permit	Fee Payment
Type I / Lot Consolidation/Legalization	\$259
Type II / National Scenic Area Site Review	\$1,545
Type III / National Scenic Area Conditional Use - deposit	\$3,204
Type III / Variance - Hearing	\$1,059
Miscellaneous / Transportation Impact Analysis	\$49
Total Paid	\$6,112

EXHIBIT
A.29

Permit	Fee Payment
Outstanding Permits	
- Type II / Replats	\$436
- Type II / Hillside Development	\$969
- Miscellaneous / Notice - Type 2 and 3	\$159
Outstanding Permits Total	\$1,564
Total of All Permits (minus Lot Consolidation)	\$7,417
Amount Paid	\$6,112
Amount Due	\$1,305

- Please submit a payment of \$1,305 to Multnomah County Land Use Planning Division. This can be done either in person or over the phone by calling 503-988-0176.
2. **National Scenic Area Site Review Approval Criteria:** After consultation with the Forest Service, it has been determined that a Historic Survey is required. Chris Donnermeyer, Heritage Resources Program Manager, Columbia River Gorge National Scenic Area United States Forest Service wrote:
- “The proposed project is a large-scale use and a historic survey is required. Therefore, the applicant will need to hire a contractor/architectural historian. Please let the applicant know that I’d like to be updated by either the applicant or contractor regarding the historic survey process and consultation with OR SHPO.”
- Please review and provide a response to MCC 38.7045(B)(3), which discusses Historic Surveys.
 - Please review and provide a response to MCC 38.7045(D)(2), which discusses Reconnaissance Surveys for Large Scale Uses and MCC 38.7045(D)(3), which discusses Historic Surveys.
- After the historic survey is completed, the State Historic Preservation Office (SHPO) will be given an opportunity to review the proposal, comment on the potential effects, and make a determination of significance.
- If you have not already, please contact the State Historic Preservation Office and submit an OR SHPO Clearance Form as part of the formal reporting and consultation process.
 - i. In correspondence with Chris Donnermeyer, “The form should discuss the 1985 [National Register of Historic Places] Nomination and the 2011 fire and how the fire didn’t result in enough loss of integrity for the structure to be removed from the [National Register of Historic Places]. The most important part of the form, however, will be an assessment of the currently proposed project on the historic integrity/significance of the structure.
3. **Variance:** The application contains the form: Property Owner consent of Variance Request. The request was left blank. As required by MCC 38.7605, a major variance required all owners of record of property within 100 feet of the subject property grant their consent to the variance.
- As required, the following need to be included with the request:

MCC 38.7605(B)(1) Application shall be accompanied by the written consent of the owner or owners of each lot adjoining and across any street from the subject property;

MCC 38.7605(B) (2) The form to be presented to each owner must include the zoning requirement, the amount of relief requested by the applicant and a declaration by the owner that the granting of the variance shall not harm the value and livability of his property.

I have include a mailing list for your convenience for all of the property owners within 100 feet of the subject properties.

- Please obtain consent from the property owners within 100 feet within the subject properties.
4. **Service Providers:** The application does not contain a Septic Review Certification. In order to ensure that the proposed use meets Onsite Septic requirements a Septic Review must be completed.
- Please submit an Onsite Septic: Septic Review Certification (enclosed)
5. **Transportation:** The Transportation Division has provided the following comments that also need to be addressed.

With regard to the temporary road closure and the temporary road construction (which was not part of the original pre-application meeting project narrative):

- Please provide a narrative regarding the road closure including:
 - i. Length of time they are requesting to close Columbia Avenue and reroute traffic onto temporary road (shown on site plan).
 - ii. Number of houses impacted by closure and reroute
 - iii. Anticipated timeline of construction of new road (how soon prior to construction)
 - iv. Anticipated timeline and method of deconstruction of new road once the construction project is complete
- Please determine which of the two temporary road options will be intended to used for the project (both are shown on site plan).

Section 13.000 of Multnomah County Road Rules addresses temporary road closures. Please review section 13.000 - 13.600.

- Please provide a narrative for section 13.200 A-E, G of this section as part of their application.
- Provide narrative and/or site plan identifying how/where construction will be staged if the temporary road is not approved.

Once you have gathered all of the requested information and materials, you will need to submit all items in **one single submittal packet**. Once you have submitted a complete packet addressing the requested items, we will conduct a new completeness review of your application.

The County's code gives you two options at this point. You can either elect to provide or refuse to submit this missing information by **Wednesday, July 25, 2018**. If you refuse to submit the missing information, no action will be taken on your application. Your materials will be returned and your application fees forfeited. We recommend you elect to provide the additional information within the 180 day time period. We have enclosed a written option statement to assist you. If you are unable to make your application complete within 180 days, your application will be closed and your materials returned (application fees are forfeited) [MCC 38.0600(C)].

Please indicate on the attached form which option you would like to proceed under. You must sign the form and return it to my attention no later than **Sunday, March 25, 2018**. If you do not return this form by the dated provided above, Land Use Planning will assume you are refusing to complete the application in which case no decision will be made and your application materials will be returned (application fees are forfeited).

Please do not hesitate to contact me at (503) 988-0176 or at rithy.khut@multco.us if you have any questions.

Sincerely,

Rithy Khut
Planner

Enclosures: Mailing List of Properties within 100 feet of the subject properties
City of Portland Bureau of Development Services - Onsite Septic: Septic Review
Certification

cc: File
Heinrich and Sheron Fruehauf, PO Box 70, Corbett, OR 97019



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



March 22, 2018

Mr. Rithy Khut
Multnomah County
Land Use Planning Division
1600 SE 190th Avenue
Suite 116
Portland, OR 97233

RE: SHPO Case No. 18-0249
MULTCO T3-2018-9967, View Point Inn Retreat Facility
Retreat facility
40301 E Larch Mountain Road, Corb, Multnomah County

Dear Mr. Khut:

We have reviewed the materials submitted on the MULTCO T3-2018-9967, View Point Inn Retreat Facility project referenced above and we concur with the determination that the View Point Inn is eligible for listing in the National Register of Historic Places. We also concur with the finding of no adverse effect for the proposed project.

This letter refers to above-ground historic resources only. Comments pursuant to a review for archaeological resources have been sent separately.

Unless there are changes to the project, this concludes the requirement for consultation with our office under Section 106 of the National Historic Preservation Act (per 36 CFR Part 800) for above-ground historic resources. Local regulations, if any, still apply and review under local ordinances may be required. Please feel free to contact me if you have any questions, comments or need additional assistance.

Sincerely,

Jessica Gabriel
Historian
(503) 986-0677
Jessica.Gabriel@oregon.gov

cc: Chris Donnermeyer, CRGNSA

MULTNOMAH COUNTY
PLANNING SECTION

2018 JUL 11 PM 2:20

RECEIVED

EXHIBIT
A.30

OREGON SHPO CLEARANCE FORM

Do not use this form for ODOT or Federal Highway projects or to record archaeological sites

This form is for: federal cultural resource reviews (Section 106); state cultural resource reviews (ORS 358.653)					
SECTION 1: PROPERTY INFORMATION				SHPO Case Number:	
Property Name: View Point Inn					
Street Address: 40301 E. Larch Mountain Road					
City: Corbett			County: Multnomah		
Agency Project # 18-0249			Project Name: View Point Inn		
<i>If there is not a street address, include the Township, Range, and Section, cross streets, or other address description</i>					
Owner:	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Local Gov	<input type="checkbox"/> State Gov	<input type="checkbox"/> Federal Gov	<input type="checkbox"/> Other: _____
Are there one or more buildings or structures? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO – If no, skip to Section 2 and append photo(s)					
Is the property listed in the National Register of Historic Places? <input checked="" type="checkbox"/> YES – Individually <input type="checkbox"/> YES – In a district <input type="checkbox"/> NO					
Original Construction date: ____ 1924 ____ <input type="checkbox"/> Check box if date is estimated					
Siding Type(s) and Material(s): Wood shingles			Window Type(s) and Material(s): Wood casement and hung windows		
Has the property been physically altered? <input type="checkbox"/> No Alterations <input type="checkbox"/> Few Alterations <input checked="" type="checkbox"/> Major / Many Alterations					
SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY - Check the appropriate box					
<i>The purpose of this review is to avoid impacts to properties that are "eligible" (historic) or already listed in the National Register of Historic Places. Fully establishing historic significance can be very costly and time consuming. Therefore initial evaluations are based on age (50 years or greater) and integrity (historic appearance), which are the minimum qualifications for listing in the National Register. Additional documentation may be needed further in the process, but typically initial evaluations allow the review process to proceed expeditiously.</i>					
<input checked="" type="checkbox"/> The property is considered Eligible at this time because it is already listed in the National Register or					
<ul style="list-style-type: none"> • is at least 50 years old and retains its historic integrity (minimal alterations to key features) • has potential significance (architectural or historical) 					
<input type="checkbox"/> The property is considered Not Eligible at this time because it:					
<ul style="list-style-type: none"> • is less than 50 years old or is 50 years or older but there have been major alterations to key features • is known to have no significance, based on National Register-level documentation and evaluation 					
SECTION 3: APPLICANT DETERMINATION OF EFFECT - Check the appropriate box					
<input type="checkbox"/> The project has NO EFFECT on historic properties, either because there is no eligible property involved or because the property will not be impacted physically or visually.					
<input checked="" type="checkbox"/> The project will have a minor impact on a property that is eligible or already listed in the National Register, and therefore there is NO ADVERSE EFFECT . Minor impacts include replacement of some, but not all, siding, doors, or windows, etc.					
<input type="checkbox"/> The project will have a major impact on a property that is eligible or already listed in the National Register, therefore there is an ADVERSE EFFECT . Major impacts include full or partial demolition, complete residing, full window replacement, etc.					
STATE HISTORIC PRESERVATION OFFICE COMMENTS – Official use only					
Eligibility: <input type="checkbox"/> Concur with the eligibility determination above. <input type="checkbox"/> Do not concur with the eligibility determination above.					
Effect: <input type="checkbox"/> Concur with the effect determination above. <input type="checkbox"/> Do not concur with the effect determination above.					

RECEIVED STAMP

MULTNOMAH COUNTY
 PLANNING SECTION
 2018 JUL 11 PM 2:20
 RECEIVED

OREGON SHPO CLEARANCE FORM

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Signed: _____

Date: _____

RLS	
ILS	

CONTACT INFORMATION STAMP

Comments:

SECTION 4: PREVIOUS ALTERATIONS TO THE BUILDING OR STRUCTURE

Only complete this section for buildings that are 50 years old or older. Describe any alterations that have already occurred to the building, such as material replacement, including siding, windows, and doors; any additions, including garages; and any removal or addition of architectural details, such as brackets, columns, and trim. Provide estimated dates for the work. Attach additional pages as necessary.

See continuation sheet

SECTION 5: PROJECT DESCRIPTION

Describe what work is proposed, including what materials will be used and how they will be installed. Specifically identify what historic materials will be retained, restored, replaced, or covered. Include drawings, photos, cut sheets (product descriptions), additional sheets, and other materials as necessary. For vacant lots, please describe the intended use.

See continuation sheet

SECTION 6: FUNDING SOURCE

☐ ARRA ☐ FCC ☐ FERC ☐ HUD ☐ ODOE ☐ USDARD ☐ USFS
☐ Other: _____

SECTION 7: AGENCY CONTACT INFORMATION

Name of Organization Submitting the Project:

Project Contact Name and Title: Jessica Engeman, Historic Preservation Specialist

Street Address, City, Zip: 1111 NE Flanders St., Suite 206, Portland OR 97232

Phone: 503-943-6093

Email: Jessica@venerableproperties.com

Date of Submission: March 2, 2018

SECTION 8: ATTACHMENTS

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REQUIRED	<input type="checkbox"/> 3 – 4, color, 4 x 5 photographs of the subject property, digital or print. One photo is sufficient for vacant property
AS NEEDED <i>Contact SHPO staff with questions</i>	<input type="checkbox"/> Project area map, for projects including more than one tax lot
	<input type="checkbox"/> Additional drawings, reports, or other relevant materials
	<input type="checkbox"/> Continuation sheet for sections 4 or 5, or additional context to determine National Register Eligibility.
SHPO Mailing Address: Review and Compliance, Oregon SHPO, 725 Summer St. NE, Suite C, Salem, OR 97301 Documents meeting all aspects of the digital submission policy may be submitted by email to ORSHPO.Clearance@oregon.gov	

OREGON SHPO CLEARANCE FORM CONTINUATION SHEET

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CONTINUATION SHEET

- Include additional documentation for Section 4 or 5 as necessary. Attach maps, drawings, and reports as needed to illustrate current conditions and the planned project. If submitting this form by email, photos and maps may be inserted into continuation sheets.
- If completing a complete Determination of Eligibility (DOE) or Finding of Effect (FOE), use continuation sheets as necessary or include appendices.

Introduction

This survey report discusses the effect of the proposed project on the View Point Inn property in Corbett, Oregon. The View Point Inn was individually listed in the National Register of Historic Places in 1984. While the property is under private ownership and does not trigger a consultation process with the SHPO under Oregon Rules & Statutes 358.653, the project does require a National Scenic Area (NSA) review through Multnomah County. This "clearance form" format has been used to satisfy the Evaluation of Significance and the Assessment of Effect requirement for the NSA review as noted in the Management Plan for the Columbia River Gorge National Scenic Area Part I Chapter 2.

Historic Significance and Character-Defining Features

The View Point Inn was designed by the highly-regarded Portland architect Carl L. Linde and constructed in 1924. It occupies a prominent location on Larch Mountain Road not far from the junction with the Columbia River Highway, where it was situated to capitalize on the increasing automobile tourism along the highway at that time. The View Point Inn was designed in a combination of Arts and Crafts style with Tudor details, and features a steep roof with slight bell-cast and multiple dormers, reminiscent of a chalet.

The National Register nomination describes the Inn as being "significant as an architectural feature and prominent landmark along the Columbia River Gorge." The primary elevation is the west elevation, which faces the Gorge and features an enclosed porch and three gabled dormers extending from the massive roof form. The south elevation, which features a prominent gable end and a smaller gable end extension, is also highly visible from Larch Mountain Road. The east elevation faces Columbia Street, but has a less-refined architectural character and is clearly the back of the building. The north elevation is the least visible and includes a heavily-altered, semi-attached garage.

Character-defining features of the Inn include the prominent shingled roof, shingled siding, gabled dormers and walls, front porch, multi-light windows, and heavy-timber details. The primary character-defining interior space is the great hall, which opens onto the porch with French-style doors. It historically included a rock-faced fireplace, wood paneling, wood floors, and rustic chandeliers. The primary stair is located in the southeast corner of the building. The upstairs of the Inn includes guest rooms, including a sitting area with a fire place.

The Inn is situated along the eastern property line with a large landscaped area to the west, looking out to the Gorge. Historic features include rock-faced piers, a stone-faced pond with fountain, and a circular driveway at the south side of the Inn.

Prior Damage and Historic Integrity

In 2011, the View Point Inn was damaged by fire and has subsequently suffered from exposure to the elements. Historic materials remain at the exterior walls, the great room fireplace, and the historic stair. Other historic materials such as a few sections of paneling, doors, light fixtures, and the upstairs mantel have been salvaged and are in storage. Character-defining spaces including the great room and front porch retain their historic

OREGON SHPO CLEARANCE FORM

CONTINUATION SHEET

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spatial configurations. Likewise, at the second floor, the spatial relationships of the guest rooms and circulation spaces are intact even though all finishes had to be removed down to the studs because of the fire.

While the fire did negatively impact the historic building, the loss of integrity was not great enough to warrant de-listing from the National Register because 1) the essential form of the building and the spatial arrangement of key character-defining spaces are intact, 2) the damage is repairable and, as long as work meets the Secretary's Standards, the building will retain a similar level of integrity at the time of listing when the repair work is completed, and 3) the building's important relationship with its site, road, and the landscape of the Columbia Gorge remains intact.

Project Description

The project will completely rehabilitate the building. The new use is to be an Inn with a wellness center focused on holistic spa treatments with overnight stay accommodations.

The project will first and foremost address the unrepaired past damage from the 2011 fire, the results of fire suppression at that time, and the ongoing degradation of materials that have occurred in the years the building has been exposed to the weather without a roof. Original materials that require replacement due to damage will be replaced in-kind. At the exterior, this includes a new cedar shingle roof and siding, new replica wood casement windows, salvaged/replica wood trim, and a new chimney. At the interior, the great room will be restored, including the river rock fireplace and mantel, the original light fixtures, wood floors, and replica wall paneling. A commercial kitchen will be created on the east side of the building, at the location of the previous kitchen. The configuration of the upstairs will be similar with some floorplan modifications to allow for modern use. The historic fireplace and mantel will be restored upstairs.

To providing treatment rooms and office space, an addition will be creating to the north side of the building, replacing the heavily-altered garage. The addition is held away from the historic building with a "hyphen" connection. This hyphen utilizes glazing and a copper roof to differentiate the addition from the historic structure. The body of the addition itself utilizes a similar palette of materials to harmonize with the Inn. The spa function of the business will be located in an expanded basement under both the Inn and the addition.

The property will be entirely landscaping with plantings, trees, paths, and other hardscape features. Historic features including the pond/fountain, rock-faced piers, and circular driveway will be retained and repaired. The outbuilding at the northeast corner of the property will be reconstructed.

Effect of Project on Historic Integrity

Much of the proposed project is aimed at restoring the integrity of the historic portion of the Inn and emphasizes repairs and replacement-in-kind with matching materials. Likewise, the extensive deferred landscape maintenance will be addressed and the historic landscape features will be retained and celebrated as part of a new landscape plan.

The most significant interior space—the great room—will be brought to back to its documented historic look and feel, and will retain its important relationship with the enclosed front porch. Some interior floorplan modifications are proposed in the historic building at the second floor to accommodate modern uses. These include shrinking the sitting area to a smaller space and rebuilding the historic stair in order to address the many odd level changes created by the various dormers and gable extensions.

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CONTINUATION SHEET

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The addition has been sensitively placed to reduce physical and visual impacts to the historic Inn. It will be located on the least significant and least visible elevation. Connecting it to the historic building at its north side will allow the Inn to retain visual prominence from Larch Mountain Road and any guests approaching the property. The addition also replaces an existing, non-contributing garage.

The design of the addition carefully balances compatibility with differentiation. The “hyphen” piece that connects the addition with the Inn is clearly a contemporary piece with its use of glazing, skylight, and copper standing-seam roof. The hyphen not only allows the addition to touch the minimum amount of historic wall area on the Inn (allowing the addition it to be removed at a future date), but it visually communicates that the addition is not historic. The body of the addition does use materials that match those found on the Inn. It was determined that if the entire addition was heavily differentiated this would distract from the historic character of the Inn. The addition also intentionally has a shorter, less prominent roof and its footprint is less than half that of the historic building—two additional factors that make deferential to the historic building.

In summary, the repair/restoration aspects of this project will return the View Point Inn to a high level of historic integrity. The key character-finding features and spaces of the Inn will be retained, along with its relationship to its site and historic landscape features. Furthermore, the addition is sensitively placed to reduce visual impacts, minimally touches the north elevation, and effectively balances compatibility and differentiation so as not to detract from the historic resource. Therefore, this project does not have an adverse effect.

Previous Alterations

Since its construction in 1924, the View Point Inn property has undergone some alterations. These primarily include changes to the interior, but also include fire and weather damage and some exterior alterations, especially to the attached garage.

Chronology of known alterations to buildings and site: _____

Main Building (1924)

Prior to 1951

- Although no plans or very early photos of the building exterior have yet been located, construction methods lead us to believe that the building projections at the east and south were later additions. These elements can be seen in building aeriels as early as 1951, however. It is also possible that the “half-timbering” details at the south elevation were later additions, as these are not seen on the north.
- Photos show that the porch has been both open and enclosed at points in its history.

Prior to 1984

- Upper-level windows at east and west, originally casements, were replaced with new hung wood windows. South windows also were originally multi-light casements, replaced with wood hung windows. A 1972 photo shows the multi-light casements still in place.
- Wood porch flooring was “a recent restoration” as noted in 1984 nomination. An earlier historic photo (possibly 1920s or 30s) shows a large checkerboard tile at the floor. It appears that one hanging pendant fixture remained by 1984; flush lights had been installed in the other bays (unclear if these were all hanging fixtures at one time).
- An early historic porch photo also shows a deck or porch north of the veranda, with a single horizontal railing and some kind of awning cover. This was all removed before 1984.

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CONTINUATION SHEET

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- The opening between the serving room and kitchen was enlarged, exposing heavy timber framing.
- Original sand-finished plaster finish in dining hall was replaced by, or covered by, painted wall board.
- A wood-burning stove had been installed in the dining hall fireplace.
- A wrapping shingled roof projection was added at the south side of the building at the veranda. This replaced a deep awning that was probably fabric.

1990s (?)

- Wood burning stove removed from main fireplace; glass or screen installed across front of fireplace opening.
- Wood shake roofing installed over the wood shingle roof.

2006

- Permit 06-3370, commercial tenant improvements with \$40,000 listed value, was for interior commercial kitchen remodel and also for limited exterior alterations; a new kitchen fan enclosure on the north side of the west bay, replacing the roof shakes with new cedar shingles, and a window replacement "to match original." (No drawings or cutsheets were included in the permit). Details for the wood railing at the deck were also submitted. It does not appear that any re-roofing occurred, or that any windows were replaced. The kitchen fan enclosure was constructed and interior work was done.

2010

- Wood deck rebuilt in same configuration at north end of the building.

2011

- Fire occurred, heavily damaging or destroying roof timbers and creating smoke/water damage throughout the main building.

2011-2014

- Loss of historic materials due to vandalism/theft; ongoing damage to open structure due to weather 2014
- New roof members sistered in to rebuild the roof framing. Tarps put over open framing.
- Chimney rebuilt using new brick. No permit has been located for this work.

Semi-attached garage (1924? Later?)

Late 1980s to 1993

- The existing flat-roofed garage was fully or almost fully replaced by a new garage with gable roof (straight pitch; no bell cast). Interior framing and concrete floor appear to be modern era. Comparing pre-1985 images with later images show openings were changed, including the double bi-folding multipane garage doors removed from south façade; new metal garage doors inserted at east; other historic openings changed. "Half-timbering" details were added to what was a simple, utilitarian structure.

Northern "storage shed" building (1924? Later?)

Prior to 1984

- A new shake roof was installed.

Unknown date

- New windows added or replaced (one may be original of the 4 total).

2016

- A tree fell directly on the structure from the north, crushing the roof at about the mid-point of the long section.

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Site

Prior to 1984

- Lot to the east began to be used for parking sometime after 1960. Walkway extending westward from central water feature also was constructed sometime after 1970.

Late 1980s to 1993

- Cement patio/sport court constructed.
- Wood deck constructed over the cistern at the north side of the building.
- Metal fencing installed at the yard edge, and painted white fencing installed along roadway.
- Septic field installed in the north-central area of the site, with tanks just west of the storage shed structure.

OREGON SHPO CLEARANCE FORM INSTRUCTIONS

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SECTION 1: PROPERTY INFORMATION:

- Include complete address and agency project number and name, if applicable.
- Check YES if there are any buildings on the site. Check NO if it is a vacant parcel (in which case it will be evaluated for archaeology and the potential impact on surrounding buildings only.)
- Check YES if your research (look on our website at <http://heritagedata.prd.state.or.us/historic/> and/or call your local planning office) shows the property is listed. Check NO if you find that it is not listed.
- Fill in the construction date. Check box if date is estimated.
- Describe the siding and window types and materials. Examples: double hung wood windows; vertical wood siding.
- Check to what degree the property has been altered. Ask yourself, would the original owner recognize the building, or have there been many changes that obscure the historic features?

SECTION 2: APPLICANT DETERMINATION OF ELIGIBILITY:

- Check the ELIGIBLE box if the building is listed (National Register OR Local landmarks register), has previously been evaluated as eligible, or is 50 years of age AND the majority of the exterior historic features are retained.
- Check the NOT ELIGIBLE box if the building is not yet 50 years old, or if in your opinion there have been many and/or major changes (e.g. additions, siding and/or window replacement, porch enclosures).
- Applicants who acknowledge that the property meets the minimum qualifications for listing in the National Register but choose to contest this determination must complete a Determination of Eligibility (DOE). The DOE must demonstrate that the property is not eligible for the National Register using the Criteria listed in National Register Bulletin 15, "How to Apply the National Register Criteria for Evaluation." The DOE may be submitted on continuation sheets or as a separate document.

SECTION 3: APPLICANT DETERMINATION OF EFFECT:

- Check the NO EFFECT box if the property is NOT ELIGIBLE for listing in the National Register or if the work will not replace or alter the appearance of any of the building's exterior features.
- Check the NO ADVERSE EFFECT box if the property is ELIGIBLE for listing or is already listed in the National Register and the work is visible (e.g. re-roofing with same materials, window or siding repair, adding a vent) but will not remove or obscure historic features.
- Check ADVERSE EFFECT if the property is ELIGIBLE or listed in the National Register and the work includes major changes, such as replacing the siding or windows.

SECTION 4: PREVIOUS ALTERATIONS

- List the changes that **already** occurred to the building, including siding, windows, doors, porches, additions including dormers, or if the property was moved. Include the approximate date of each alteration. The information can be provided in list format.

SECTION 5: PROJECT DESCRIPTION:

- Clearly describe what is being repaired or replaced, and how that work will be done. What materials and installation process are proposed? Include sufficient information (e.g. close-up photos, product specification sheets) so we can compare what exists with what is proposed. The information can be provided in list format.

SECTION 6: FUNDING SOURCE:

- Check the federal or state agency funding the project; or check "other" and fill in the agency name.

SECTION 7: AGENCY CONTACT INFORMATION:

- List the name of the organization submitting the Clearance Form

SECTION 8: ATTACHMENTS:

- Photos: Include photos of the entire building, especially the elevations that can be seen from the street. Include close-ups of features that will be impacted by the project.
- Additional Information: When applicable, include window specifications, plans or diagrams that illustrate pertinent existing conditions and/or proposed work
- Continuation sheets for additional Section 4 or 5 narrative or to append a formal Determination of Eligibility (DOE) or Finding of Effect (FOE). These materials may also be submitted as a separate document.



United States
Department of
Agriculture

Forest
Service

Columbia River Gorge
National Scenic Area

902 Wasco Ave., Suite 200
Hood River, OR 97031
541-308-1700
FAX 541-386-1916

File Code: 2360-3
Date: March 29, 2018

To: Rithy Khut
Multnomah County
Land Use Planning Division
1600 SE 190th Ave., Suite 116
Portland, OR 97233

From: Chris Donnermeyer, Heritage Program Manager
Columbia River Gorge National Scenic Area (CRGNSA)

Re: Multnomah County Permit File No: T3-2018-9967 – View Point Inn Rehabilitation and Addition

Dear Rithy,

I have reviewed the Oregon SHPO Clearance Form, prepared by Jessica Engeman, Historic Preservation Specialist with Venerable Group, Inc., in regards to the planned rehabilitation and construction of an addition to the View Point Inn for use as a wellness retreat facility. The View Point Inn was listed on the National Register of Historic Places (NRHP) in 1985. The document discusses the historic significance and character-defining features of the property, extensive damage resulting from a 2011 fire, as well as an argument for retention of integrity despite negative effects of the fire. The form also assesses potential effects to the property for a proposed project to repair fire damage, conduct other necessary rehabilitation of the structure, as well as construct an addition on the rear (north) elevation.

Engeman argues that the 2011 fire did not result in loss of integrity for several reasons including: 1) the original form and spatial arrangement remained intact, 2) the fire damage is repairable as long as any repairs and rehabilitation adheres to the *Secretary of Interior's Standards for the Rehabilitation of Historic Properties*, and 3) the "building's important relationship with its site, road, and the landscape of the Columbia Gorge remains intact." I concur that the fire did not result in a loss of integrity to the structure and, therefore, did not warrant de-listing.

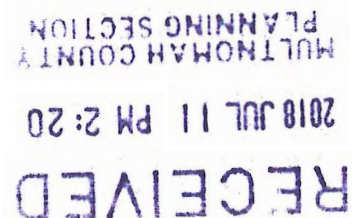
Lastly, Engeman describes the project details and makes an assessment of "No adverse effect" (36 CFR 800.5 (b)) including all proposed repairs and rehabilitation, construction of the addition, and landscape work. I concur with this finding.

This letter concludes the CRGNSA Heritage review for this project. Please feel free to contact me via email at cjdonnermeyer@fs.fed.us or by phone at 541-308-1711 with any questions or concerns.

Sincerely,

Chris Donnermeyer
Heritage Program Manager

CC: Robin Shoal (USFS)
Jessica Gabriel (OR SHPO)



Keith Daily

From: Jessica Engeman <jessica@venerableproperties.com>
Sent: Wednesday, April 18, 2018 3:15 PM
To: Keith Daily
Subject: FW: View Point Inn - SHPO Clearance
Attachments: T3-2017-9967ViewPtInn_NSASHeritageReview_03292018.pdf

FYI

From: Donnermeyer, Christopher J -FS [mailto:cjdonnermeyer@fs.fed.us]
Sent: Wednesday, April 18, 2018 2:46 PM
To: Jessica Engeman
Cc: Rithy KHUT
Subject: RE: View Point Inn - SHPO Clearance

Hi Jessica,

Yes, from the Heritage perspective at the CRGNSA, the heritage process is complete. I sent a review letter to Rithy Khut on 3/29/2018 concurring with your findings. I have attached that letter for your reference.

Thanks,
Chris



Chris Donnermeyer, MA, RPA
Heritage Program Manager
Forest Service
Columbia River Gorge National Scenic Area

p: 541-308-1711
cjdonnermeyer@fs.fed.us

902 Wasco Ave. Suite 200
Hood River, OR 97031
www.fs.fed.us



Caring for the land and serving people

From: Jessica Engeman [mailto:jessica@venerableproperties.com]
Sent: Wednesday, April 18, 2018 2:17 PM
To: Donnermeyer, Christopher J -FS <cjdonnermeyer@fs.fed.us>
Subject: View Point Inn - SHPO Clearance

Hi Chris,

Just wanted to check in with you and find out if my clearance submittal and SHPO's response has fulfilled the historic aspects of the land use review.

Thanks,

Jessica Engeman
Project Manager | Historic Preservation Specialist

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2018 JUL 11 PM 2:20
MULTNOMAH COUNTY
PUBLIC WORKS DIVISION

Keith Daily

From: Jessica Engeman <jessica@venerableproperties.com>
Sent: Wednesday, March 7, 2018 1:27 PM
To: Donnermeyer, Christopher J -FS
Cc: Keith Daily
Subject: RE: View Point Inn - Contact

Thank you for the confirmation, Chris.

I have submitted a revised Clearance Form to SHPO just now, augmenting the discussion of significance, character-defining features, and integrity. You can find the clearance form, along with photos and drawings here for your review: <https://www.dropbox.com/sh/zxr67rl8akgfn6h/AACgFdKAqV05bYx7y0Ruaihla?dl=0>

Jessica Engeman

Project Manager | Historic Preservation Specialist

Venerable Group, LLC

DEVELOPMENT | PROPERTY MANAGEMENT

BROKERAGE | HISTORIC PRESERVATION CONSULTING

1111 NE Flanders St., Suite 206 | Portland, OR 97232

Direct: 503.943.6093 | Office: 503.224.2446

Please note our new address

From: Donnermeyer, Christopher J -FS [mailto:cjdonnermeyer@fs.fed.us]
Sent: Wednesday, March 07, 2018 1:10 PM
To: Jessica Engeman
Subject: RE: View Point Inn - Contact

Hi Jessica,

I was able to speak with Rithy and we have confirmed that the reconnaissance survey is not required.

Thanks,
Chris



Chris Donnermeyer, MA, RPA
Heritage Program Manager

Forest Service
Columbia River Gorge National Scenic Area

p: 541-308-1711

cjdonnermeyer@fs.fed.us

902 Wasco Ave. Suite 200

Hood River, OR 97031

www.fs.fed.us



Caring for the land and serving people

From: Jessica Engeman [mailto:jessica@venerableproperties.com]
Sent: Wednesday, March 07, 2018 8:07 AM

To: Donnermeyer, Christopher J -FS <cjdonnermeyer@fs.fed.us>

Subject: RE: View Point Inn - Contact

How about if I call you at 9 am?

From: Donnermeyer, Christopher J -FS [cjdonnermeyer@fs.fed.us]

Sent: Wednesday, March 07, 2018 7:06 AM

To: Jessica Engeman

Subject: RE: View Point Inn - Contact

Hi Jessica,

Yes, I am available this morning, except 10-11 am, and have some availability this afternoon, as well.

Thanks,

Chris



Chris Donnermeyer, MA, RPA
Heritage Program Manager

Forest Service
Columbia River Gorge National Scenic Area

p: 541-308-1711

cjdonnermeyer@fs.fed.us

902 Wasco Ave. Suite 200

Hood River, OR 97031

www.fs.fed.us



Caring for the land and serving people

From: Jessica Engeman [<mailto:jessica@venerableproperties.com>]

Sent: Tuesday, March 06, 2018 4:45 PM

To: Donnermeyer, Christopher J -FS <cjdonnermeyer@fs.fed.us>

Subject: RE: View Point Inn - Contact

Hi Chris,

Do you have time tomorrow to discuss the project?

Jessica Engeman

Project Manager | Historic Preservation Specialist

Venerable Group, LLC

DEVELOPMENT | PROPERTY MANAGEMENT

BROKERAGE | HISTORIC PRESERVATION CONSULTING

1111 NE Flanders St., Suite 206 | Portland, OR 97232

Direct: 503.943.6093 | Office: 503.224.2446

From: Keith Daily [keith@emerick-architects.com]

Sent: Tuesday, March 06, 2018 4:25 PM

To: Donnermeyer, Christopher J -FS

Cc: Jessica Engeman

Subject: RE: View Point Inn - Contact

Hi Chris,



Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

PROPERTY OWNER
CONSENT OF
VARIANCE
REQUEST

We, owners of property adjacent to, or in the vicinity of 40301 E. Larch Mountain Rd.
(Address) Corbett, OR 97019

Acknowledge that we have been informed of a variance request regarding property described
as IN-5E-30CC Tax Lot 1600 & 1500

(Tax Roll Description, i.e. Lot #, Section #, Township #, or Lot #, Subdivision Name)

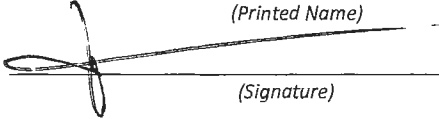
and that we have reviewed a site plan which shows the development as proposed. By signing this
document, we hereby give our consent for approval of the requested variance.

JOHN ROWTON

(Printed Name)

40400 E LARCH MOUNT RD

(Address)



(Signature)

IN-5E-30CC

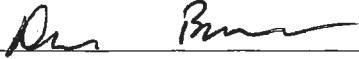
(Tax Roll Description)

Dan Bacon

(Printed Name)

999 NW Frontage Rd

(Address)



(Signature)

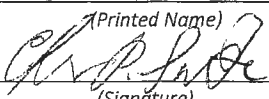
(Tax Roll Description)

Chris R. Snide

(Printed Name)

40415 E. Larch mtn rd Corbett

(Address)



(Signature)

(Tax Roll Description)

(Printed Name)

(Address)

(Signature)

(Tax Roll Description)

(Printed Name)

(Address)

(Signature)

(Tax Roll Description)

(Printed Name)

(Address)

(Signature)

(Tax Roll Description)

(Printed Name)

(Address)

(Signature)

(Tax Roll Description)



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MULTNOMAH COUNTY
LAND USE PLANNING SECTION



Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233
Ph: 503-988-3043 Fax: 503-988-3389
multco.us/landuse

PROPERTY OWNER
CONSENT OF
VARIANCE
REQUEST

We, owners of property adjacent to, or in the vicinity of 40301 E. Larch Mountain Rd.
(Address) Corbett, OR 97019

Acknowledge that we have been informed of a variance request regarding property described
as IN-5E-30CC Tax Lot 1600 & 1500

(Tax Roll Description, i.e. Tax Lot #, Section #, Township #, or Lot #, Subdivision Name)

and that we have reviewed a site plan which shows the development as proposed. By signing this
document, we hereby give our consent for approval of the requested variance.

MIKI FURUKAWA,
USDA FOREST SERVICE

(Printed Name)

Miki Furukawa

(Signature)

40401 E. Larch Mountain Rd

(Address)

1 N 5E 30 CC - 01100

(Tax Roll Description)

USDA FOREST SERVICE

(Printed Name)

Miki Furukawa

(Signature)

(Address)

1 N 5E 30 CC - 01700

(Tax Roll Description)

(Printed Name)

(Address)

(Signature)

(Tax Roll Description)

(Printed Name)

(Address)

(Signature)

(Tax Roll Description)

(Printed Name)

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(Printed Name)

(Address)

(Signature)

(Tax Roll Description)

MULTNOMAH COUNTY
LAND USE PLANNING SECTION

2018 JUL 11 PM 2:20

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T3-2018-9967

✓ ROWTON MICHELLE & JOHN
40400 E LARCH MOUNTAIN RD
CORBETT OR 97019-9723

T3-2018-9967

✓ SNIDE CHRIS & JEAN
40415 E LARCH MOUNTAIN RD
CORBETT OR 97019-8732

T3-2018-9967

✓ USDA FOREST SERVICE
902 WASCO ST #200
HOOD RIVER OR 97031-3117

T3-2018-9967

✓ ODOT REGION 1
DEVELOPMENT REVIEW
123 NW FLANDERS ST
PORTLAND OR 97209

(DAN BACON)

MULTNOMAH COUNTY
PLANNING SECTION

2018 JUL 11 PM 2:20

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Oregon

Kate Brown, Governor

Department of Environmental Quality

Western Region Eugene Office /

165 East 7th Avenue, Suite 100

Eugene, OR 97401

(541) 686-7838

FAX (541) 686-7551

TTY 711

May 25, 2018

Sharon Fruehauf
PO Box 70
Corbett, OR 97019

RE: Site Evaluation- 40301 E Larch Mountain Rd, Corbett OR 97019
Twp. 1N, R.05E, S.30
Tax Lot 1600
Tax Account R287200
Multnomah County

Dear Ms. Fruehauf,

On March 22, 2018, the Oregon Department of Environmental Quality received a complete site evaluation application to determine the suitability for an onsite wastewater treatment system to serve a proposed Inn/Wellness center on the property listed above.

There is an existing septic system that was constructed and approved by the City of Portland in 1998. See Appendix A for information on that system's components, according to old permit records from the city.

The site evaluation application proposes an increase in the peak design flow (expansion) from 1,350 gallons per day to a suggested peak design flow of 1,800 gallons per day. The flow data submitted with the site evaluation was not supported and based on flow projections found in rule, DEQ expects the proposed facilities design flow would be at a minimum 4,100 gallons per day, which the site cannot accommodate a system large enough for this flow.

The Inn/Wellness center is proposed to include:

- A hotel for 10 overnight guests;
- 45 day visitors;
- 15 hotel employees, a kitchen (with assumed dishwasher);
- spa sinks;
- outdoor shower.

Below are the flow projections found in rule that is supported reviewing the proposed floor plans for the facility and Oregon Administrative Rule (OAR) 340-071-220, Table 2 (enclosed) which establishes quantities of sewage flow from several types of establishments. The following was noted in that review:

Flow Source	Gallons/unit/day	# of Units	GPD	Notes
Hotel with private baths	120	10 guests	1200 gpd	Oregon Administrative Rule (OAR) 340-071-0220 Table 2 establishes a

EXHIBIT
A.34

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MULTNOMAH COUNTY
PLANNING SECTION

				minimum of 120 gallons per day per room.
Hotel (employees)	15	12 employees	120 gpd	Table 2 establishes 15 gallons per employee per day
Kitchen	15	75 meals	1125 gpd	15 gallons per day is consistent with data collected from facilities preparing food on site.
Spa sinks	2	80 uses	160 gpd	Total 8 spa sinks, max 12 uses per day.
Outdoor Shower	3	50 minutes	150	
2 washing machines	500 gallons per machine	2	1,000	See Table 2.
45 day guests	5 gallons per person per day	45	225	See Table 2.

I saw that halotherapy was also included in the floor plans and a basic internet search indicated that halotherapy is an alternative medicine that makes use of salt, which may include a saline or brine bath. Saline or brine baths would be expected to have a significant impact on septic systems flow and performance. Flows from halotherapy were not included in the expected 4,100 gpd design flow.

According to the site evaluation application, you are proposing to modify the existing onsite wastewater treatment system (details in preliminary site plan) by installing:

- An additional 3,000 gallon septic tank;
- One Advantex AX100 textile filter
- One 3,000 gallon recirculation tank
- One 3,000 gallon dosing tank
- Additional 93' (total) of seepage trench added to lines 1-4 of the existing system.

Site Evaluation Findings

I visited the site on May 11, 2018 and evaluated two test pits located on opposite sides of a large fountain. Lindsey Reschke with the City of Portland joined me at the conclusion of the site evaluation as this proposal may be permitted at the local level, provided waste strength and flows are addressed to meet the rules.

Soil Conditions Test Pits 1-2

Two test pits, 60' apart were provided for evaluation. Test pit 1 was located North of the Historic Fountain, in a small area between the fountain and first four lines of the existing drainfield. Test 2 was located South & East of the historic fountain. Refer to the enclosed field notes and preliminary site plan for a complete description of the soil horizons and locations. Setbacks from the historic fountain (25' and 10' from underground utilities associated with the fountain), downslope escarpment (25') and parcel size

(.95) acres, results in a very limited area which is suitable for the installation of a future repair onsite wastewater treatment system.

Based on the observations made during the May 11, 2018 site visit, the site was found to be suitable for the following:

Conditions of Suitability – pending replacement drainfield stakeout

The maximum sewage flow approved by this site evaluation report is 1,800 gpd.

Initial System:

The existing system, installed in 1998 (See Appendix A), consists of 450 linear feet of seepage trenches and appears to have been permitted as a reasonable repair by the City of Portland. Based on the City's repair permit, an Intermittent Sand Filter, Recirculating Gravel Filter, or Alternative Treatment Technology System (Treatment Standard 1) would need to be installed prior to the existing drainfield to support a proposed sewage flow of 1,800 gallons per day. No modifications to the drainfield are allowed.

Future Repair System

Intermittent Sand Filter, Recirculating Gravel Filter, or Alternative Treatment Technology System (Treatment Standard 1).

Peak Design Flow: 1,800 gallons per day

Minimum amount of drain field required: 540 linear feet

Drainfield sizing 45 linear feet/150gpd

Distribution method: Equal (using a hydro-splitter) or serial

Trench depth: 24"-36" (equal distribution using a hydrosplitter)

Minimum trench spacing 10' center to center

A 25' setback is required to the downslope escarpment and to the historic fountain.

Permit application requirements.

An application for a permit must include projected wastewater flow data, using OAR 340-071-0220 (Table 2) for all potential sources of wastewater from the facility and wastewater sampling data to demonstrate the concentration of wastewater. The agent may also consider flow data and wastewater sampling data collected from a similar facility. A stakeout of the future repair drainfield is required.

The City of Portland has authority to issue construction installation permits for commercial onsite wastewater treatment systems with documented wastewater flows with a peak daily design flow of 2,500 gallons per day or less, and with waste strength not exceeding residential waste strength defined in OAR 340-071-100(123).

If the waste strength data results are greater than residential waste strength, DEQ may issue a Water Pollution Control Facility (WPCF) permit for the facility, provided a pre-treatment system (other than grease traps or grease interceptor tanks) is necessary to reduce waste strength prior to the septic tank.

An ongoing Operation & Maintenance contract with a certified maintenance provider will be required to be submitted as part of an application for a permit.

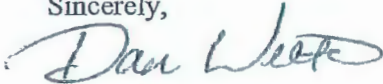
All other system components proposed for this project must meet the design and construction requirements (including drainfield) found in OAR 340-071.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issued date and must include the application fees in OAR 340-071-0140. A senior DEQ staff person will be assigned the site evaluation report review application.

You may also apply for a variance to the onsite wastewater treatment system rules. Variance application details may be found at OAR 340-071-0415 through 0445. A variance may only be granted if the variance officer finds that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. The application for a variance must include a site evaluation report issued by a DEQ agent, plans and specifications for the proposed system, and the application fees in OAR 340-71-0140. A senior DEQ variance officer will be assigned to review the variance application. Please be advised that WPCF application rules 340-071-0162 state that variance rules do not apply to WPCF applicants or permittees.

If you have any questions about this letter, please contact me at (541) 687-7436 or by email at wiltse.daniel@deq.state.or.us.

Sincerely,



Dan Wiltse, REHS
Natural Resource Specialist

Encl: Appendix A
Projected flow calculation spreadsheet
Preliminary site plan prepared by EMS date March 19, 2018
Field worksheet dated 5/11/18

C: File (w/enclosures)
Emma Eichhorn, Environmental Management Systems, Inc 4800 SE International Way, Suite B112, Milwaukie, OR 97222. (w/enclosures)
Lindsey Reschke, City of Portland, Bureau of Development Services, 1900 SW Fourth Avenue, Suite 5000, Portland, OR 97201.(w/enclosures)

Appendix A

Existing onsite wastewater treatment system. On May 1, 1998, the City of Portland, issued a certificate of satisfactory completion for a repair septic system to replace an old cesspool. The design flow for this repair septic system is 1,350 gpd. According to records obtained from the City of Portland, the existing onsite wastewater system consists of the following:

- Grease Interceptor tank: One (1) 1500 gallon, double compartment; Willamette Graystone
- Septic Tanks: Two (2) 1500 gallon; one (1) partitioned; Willamette Graystone
- Effluent Filter: 8" Biotube
- Dosing Tank: 1500 gallon; Willamette Graystone
- Pumps: Two (2) ½ HP high head
- Cycle: 30 gals/ cycle, 24 cycles per day, 720 gpd (timed dosed)
- Pump Duty: 20 GPD @ 24.3' TDH.
- Transport Pipe 1.25# Schedule 40 PVC
- Hydrosplitter: with Seven (7) outlets, valved, custom design; Orenco Systems
- Drainfield: 450 linear feet of seepage trenches, (EZ Flow 1201P-seepage trench configuration)

FIELD WORKSHEET

Name: Sheron Freuhaupt Application No.: 148-18-00005 Date: 5/11/12

RE: SITE EVALUATION REPORT for Township: INT Range: SE Section: 30 Tax Lot: 1600

Commercial Facility: ☒ Yes ☐ No Parcel Size: .95

T.A. R 287200

Water Supply: cert. II Water District

APPROVED SYSTEM SPECIFICATIONS

Design flow: 1,800 gpd Max Number of bedrooms: _____ Max Number of Employees: _____

Initial System	Replacement System
<input checked="" type="checkbox"/> Standard <input type="checkbox"/> Capping Fill <input type="checkbox"/> Bottomless Sand Filter	<input type="checkbox"/> Standard <input type="checkbox"/> Capping Fill <input type="checkbox"/> Bottomless Sand Filter
<input checked="" type="checkbox"/> Conventional Sand Filter/ATT <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Conventional Sand Filter/ATT <input type="checkbox"/> Other
Tank: <input type="checkbox"/> 1,000 gal. <input type="checkbox"/> 1,500 gal. <input type="checkbox"/> 2 compartment <input type="checkbox"/> Other	Tank: <input type="checkbox"/> 1,000 gal. <input type="checkbox"/> 1,500 gal. <input type="checkbox"/> 2 compartment <input type="checkbox"/> Other
<input checked="" type="checkbox"/> effluent pump required <input type="checkbox"/> effluent filter required	<input checked="" type="checkbox"/> effluent pump required <input type="checkbox"/> effluent filter required
Distribution Method: <input type="checkbox"/> Equal <input checked="" type="checkbox"/> Serial <input type="checkbox"/> Pressurized	Distribution Method: <input checked="" type="checkbox"/> Equal <input type="checkbox"/> Serial <input type="checkbox"/> Pressurized
Absorption facility: _____ total linear feet <u>Existing</u>	Absorption facility: <u>405</u> total linear feet
_____ linear feet per 150 gallons projected daily sewage flow	<u>45</u> linear feet per 150 gallons projected daily sewage flow
<u>36</u> " Max Depth <u>36</u> " Min Depth	<u>36</u> " Max Depth <u>24</u> " Min Depth

Additional Conditions of Approval

- Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
- Both the initial and replacement disposal areas are to be protected from traffic, cover, development, or other potential disturbance of natural soil conditions.
- The area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways, and building down spouts.
- This approval is given on the basis that the parcel described above will not be further partitioned or subdivided.
- Placement of a well within 100 feet of the approved areas may invalidate this approval.

- ☐ A curtain drain is required, a minimum of _____ feet above the highest disposal trench.
- ☐ The curtain drain must be a minimum of _____ inches deep, and installed in accordance with OAR 340-071-0220 (12).
- ☐ Rake trench sidewalls.
- ☒ The system must be installed during dry soil conditions only.
- ☐ System must be installed between June 1 and October 1, unless otherwise approved by DEQ.

.95' Seepage to Historic Mountain Road Escarpment. Initial System is 1/2
STANDARD system with seepage trench permitted by the City of Portland 10/19/98.
The Design Flow 1,800 gallons per day with an ATT. No additions or modifications
to the drainfield are allowed.
Report Sept. 2010 to the minimum seepage tank volume requirement is 400. Terms
the projected daily sewage flow state out of repair areas demonstrating
enough area is available for the future for a system to be required.

T1N., R5E, S00.30cc.

T.L. 1600

1" = 40'

SITE PLAN

Columbia Avenue

Existing
Garage

Existing Building

old flower beds

old flower
beds

core wall

10' x 4'

30'

57'

8' x 8' approved
repair
draw

old fountain

25' setback

TOP of ESCARPMENT

PIT No.	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
Test Pit 1	0-1"	SIL	1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
	1-2"	SIL	1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
	2-4"	SIL	1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
	4-6"	SIL	1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
Test Pit 2	35-56"	SIL	1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
			1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
			1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
			1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
Test Pit 3	0-1"	SIL	1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
	1-2"	SIL	1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
	2-4"	SIL	1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
	4-6"	SIL	1.5-2.0% organic matter, 2.0-4.0% clay, 1.0-2.0% silt, 1.0-2.0% sand
Test Pit 4			
Test Pit 5			
Test Pit 6			

Landscape Notes: Summit land form, ^{linear} forested from Leach, (Wm. Leach). Test pits 1 & 2
 Ash deposits from the historic to 24" from past burning activities
 Slope: 8-10% Aspect: NW-W Groundwater Type: ☐ Permanent ☒ Temporary
 Other Site Notes:

Keith Daily

From: Emma Eichhorn <Emma@envmgtsys.com>
Sent: Thursday, July 5, 2018 10:17 AM
To: Keith Daily
Subject: FW: View Point Update
Attachments: View Point Inn - Flow Calcs (EE rev).xlsx

Keith,

See message below from Dan. Will this, along with the site evaluation report, be sufficient for the Land Use application?

Thanks,
Emma

From: WILTSE Daniel <Daniel.Wiltse@state.or.us>
Sent: Thursday, July 5, 2018 10:12 AM
To: Emma Eichhorn <Emma@envmgtsys.com>
Cc: WILTSE Daniel <Daniel.Wiltse@state.or.us>
Subject: RE: View Point Update

Hi Emma,

The new proposed flow calculations, attached to a June 18, 2018 email appear to support a projected flow calculation of less than or equal to 1800 gpd.

Thanks,
Dan

From: Emma Eichhorn <Emma@envmgtsys.com>
Sent: Monday, July 02, 2018 2:57 PM
To: WILTSE Daniel <Daniel.Wiltse@state.or.us>
Subject: RE: View Point Update

Hi Dan,

Thank you for the information, we are working on obtaining the waste strength samples.

I'm wondering if you agree with our new proposed flow calculations, with the removal of the on-site laundry and reduction in maximum employees and daily visitors. My client is submitting their Land Use application with the city this week and needs to know if their changes to the program will keep projected flows under the approved 1800 gpd for the site, per DEQ estimates.

Thanks,
Emma

From: WILTSE Daniel <Daniel.Wiltse@state.or.us>
Sent: Wednesday, June 20, 2018 9:57 AM

**VIEW POINT INN & WELLNESS CENTER
TEMPORARY ROAD CLOSURE NARRATIVE**

RECEIVED
2018 JUL 11 PM 2:21
MULTNOMAH COUNTY
PLANNING SECTION

LOCATION: 40301 E. Larch Mountain Road
Corbett, OR 97019

Tax Lot 1600 / 1N-5E-30CC
Alt Account # - R832300010

Tax Lot 1500 / 1N-5E-30CC
Alt Account # - R832301940

ROAD CLOSURE NARRATIVE:

1. The intent of the closure on Columbia Ave. is to provide safe access and working conditions for onsite workers and passing vehicle traffic. A phase of the project requires the excavation of the basement of the existing building. This excavation will be adjacent to Columbia Ave. and would pose a potential threat to workers and passing traffic. We propose to reroute the traffic on Columbia Ave. as shown on the site plan to minimize this risk.
 - The timing of the closure will depend on permit approval, but it is assumed that the scope of work impacting that road will last for approximately 4 months.
 - It is assumed the following properties will be impacted by the Reroute of Columbia Ave.
 - 1639 NE Columbia Ave.
 - Owner Lawrence G Franz
 - 1642 NE Columbia Ave.
 - Owner Lawrence G Franz
 - 1645 NE Columbia Ave.
 - Owner Geoffrey Thompson
 - 2010 NE Columbia Ave.
 - Owner Frank C. Motley
 - The Temporary Road is assumed to take 1 week to construct and will be completed prior to the closure of NE Columbia Ave.
 - Deconstruction is assumed to take 1 week and will be reconstructed as a new parking lot per the current plans for 40301 NE Larch Mountain Road. The portion of the road through native vegetation will have all imported materials removed and replaced with Native stock piled soils from the project.
2. Option 2, the Blue road indicated on the site plan is intended for use on this project.

3. MULTNOMAH COUNTY ROAD RULES, SECTION 13.200 A-E, G:

Road Closure: If the proposed roadwork is authorized under these Rules, the County Engineer will review any request for temporary closure subject to the following considerations:

- (A) Traffic safety during the closure, which may be satisfied by a traffic control plan accepted by the County Engineer

Response: A traffic control plan will be provided upon approval of the closure or as requested. This plan will include updated signage and location of construction fencing.

- (B) Access and circulation for impacted properties in the area during the closure

Response: Access and circulation should not be impacted via the temporary road being provided.

- (C) Maintenance considerations during the closure

Response: Contractor will be responsible for maintenance of the temporary road and replacement of the existing NE Columbia Ave as disturbed by the construction process and as shown on the approved plans.

- (D) Undesirable effects on impacted properties and any other circumstances that can be documented resulting from the closure.

Response: Undesirable effects from the temporary road will be remedied by the contractor during the removal of the temporary road.

- (E) Availability of reasonable alternatives to complete closure, if the closure would cause undue interference or hardship with the public's use of the road

Response: If the closure were not permitted, shoring of NE Columbia Ave. will be put in place during excavation and a new plan developed for road improvements shown on the plans for NE Columbia Ave will be developed.

- (F) N/A

- (G) Emergency road repair

Response: Emergency Road Repair will be taken care of by the contractor.

4. If the Temporary road were not approved, site storage would remain on the future parking lot and flaggers would be used for construction traffic across NE Columbia Ave. Shoring would be installed to hold up NE Columbia Ave. during excavation. Fall protection fencing will be installed along NE Columbia Ave. during the duration the basement work is ongoing. Improvements scheduled for NE Columbia Ave. will have to be handled with individual requests for road closures to allow the work to take place within or across the road.

April 25, 2018

Multnomah County
Planning Department

To Whom It May Concern:

As neighbors living just below the View Point Inn, we would like to express our support for the Fruehauf's plans to refurbish the building to serve as a Wellness Center.

After enduring years of this building, and it's surroundings, being abused we are relieved to see it turned into a space that provides calm, healing, health, and peaceful means of interaction with clients and the community.

The Historic View Point Inn is in tragic disrepair. As one of the last remaining road houses along the Historic Columbia River Highway it would be sad to see it collapse or be torn down – or worse, returned to a wedding and party venue. After meeting with the Fruehauf's and gaining a better understanding of their plans we can't think of a better new beginning for this site.

Our main concerns have always revolved around noise, traffic, overflow parking along Larch Mountain Road and lack of enforcement from the County. It is our understanding that these plans allow for a very limited number of guest rooms, no outdoor events with loud music, and that the community will still be welcome to make dinner reservations and/or attend lectures at the Inn.

We believe these plans are in keeping with the community's, and neighbor's, best interests and therefore support their proposal.

Thank you for your consideration.

Sincerely,

Brian and Cynthia Winter
40650 E Crown Point Highway
PO Box 198
Corbett, OR 97019

RECEIVED
2018 JUL 11 PM 2:21
MULTNOMAH COUNTY
PLANNING SECTION

EXHIBIT
A.36

To Whom It May Concern;

I am a resident of Corbett, OR and for years have been tracking the very tragic deterioration of the View Point Inn. It has been horrible to see a historic and beautiful structure in an idyllic setting so abused.

It is nearly miraculous that the Viewpoint Inn has found buyers interested in bringing back its historic value, planning for an appropriate use that will contribute immensely to our community, AND that they are community members so they too have a stake in our community.

I and some other community members recently met with Sheron and Heiner Fruehauf, reviewed their plans, and discussed the National Scenic Act and MC land use code and process. I am more than satisfied that the Fruehauf's intention is to work within the requirements. I am also pleased that they care about the quality of the place and the integrity of their work.

In closing and in summary, I want to express my support for the Fruehauf's plans for The Viewpoint Inn. If you have any questions, please feel free to contact me.

Best Regards,

Sara Grigsby

PO Box 146

Corbett, Oregon 97019

503 789 7542

RECEIVED
2018 JUL 11 PM 2:21
MULTNOMAH COUNTY
PLANNING SECTION

EXHIBIT
A.37

EMERICK ARCHITECTS

November 1, 2018

Jessica Berry
Multnomah County Transportation Division
1620 SE 190th Avenue
Portland, OR 97233

RECEIVED
NOV 09 2018
BY:

RE: View Point Inn Land Use Application (EP-2018-10017 / T3-2018-6697)

Dear Jessica Berry:

On September 10, 2018, you provided a memo requesting additional information for the above referenced Land Use application on the View Point Inn project located at 40301 E. Larch Mountain Road. Below you will find responses and variance requests as directed by that memo, along with additional information attached as needed.

Per MCRR 16.300, the following information applies to each of the Variance Requests listed below. Please refer to each request for additional information required by MCRR 16.300 as applicable:

A. Applicant name, telephone/fax number(s), email address, mailing address,

Property Owner:
HSF, LLC
PO Box 70
Corbett, OR 97019

Applicant Info:
Keith Daily
Emerick Architects
321 SW 4th Avenue #200
Portland, OR, 97204
Ph: 503-235-9400
Email: keith@emerick-architects.com

B. Property location and zoning;

40301 E. Larch Mountain Road
Corbett, OR 97019

Tax Lot 1600 / 1N-5E-30CC
Alt Account # - R832300010

Tax Lot 1500 / 1N-5E-30CC
Alt Account # - R832301940

Base Zone = GGF-40 / Landscape = Pastoral

C. Current or intended use of the property:

The View Point Inn and Wellness Center is a rehabilitation and expansion of a historic landmark in the Columbia River Gorge. The building was originally constructed in 1924 and placed on the National Register of Historic Places in 1985. The proposed renovation, addition and site development will follow the Secretary of Interior's Standards for Rehabilitation of Historic Properties, and be closely reviewed by the Oregon State Preservation Office and National Parks Service.

The proposed use is to establish a wellness retreat center with accommodations for overnight guests. The project will include five guest rooms, retaining the number that has traditionally existed within the historic building. A small restaurant, spa facilities and a health assessment center will provide supporting amenities to create a retreat center focused on holistic wellness.

1. Variance Request: MCRR 4.200 – Request to exceed number of driveways allowed

- The main parcel includes a historic, horseshoe shaped driveway, located on the south end of the property with access points on E. Larch Mountain Road and Columbia Avenue, which the State Historic Preservation Office has stated needs is to remain. Although the driveway will remain for historic purposes, it will not be used for vehicular traffic in the proposed project.
- The main parcel also includes a driveway on the north end of the building. This driveway is also an existing condition, although the proposed design reduces the overall amount of hard surface paving material since it will only be used for a loading area. Please refer to the Off-Street Parking and Loading section of the submitted Land Use Narrative for additional information.
- The adjacent parcel to the east of Columbia Avenue provides parking for the proposed project. The proposed parking lot as two access points to allow for a drive-through parking lot, which is safer and more efficient. The two access points on this parcel have previously been permitted by the County. Please refer to the Off-Street Parking and Loading section of the submitted Land Use Narrative for additional information.
- A Variance is requested to allow the proposed number of driveways to remain, as this number has previously existing on the subject properties.

2. Variance Request: MCRR 4.300 – Request to deviate from spacing requirements

- The location of the access driveways for the proposed parking area east of Columbia Avenue does not meet the spacing requirements for Rural Collector streets. This parcel has traditionally been used for parking, and as stated earlier, the two access points have been previously permitted by the County. Reducing the spacing requirements for this parcel is necessary to avoid a dead-end parking scenario and allow for safe traffic passage through the parking area. The proposed access setback from Larch Mountain Road is 23' and the proposed access spacing between driveways is 36'.
- Additionally, the historic horseshoe driveway at the south end of the main parcel does not meet the spacing requirements. We request that this historic element be allowed to remain, as it will not be used for vehicular traffic in the proposed project.

EMERICK ARCHITECTS

3. Variance Request: MCRR 6.000, 6.100 – Request to reduce dedication requirement

- A 10' right of way dedication is required of either side of the existing 30' right of way for Columbia Avenue. On the west side of Columbia, this dedication would place the existing historic structure within the right of way. On the east side of Columbia, this dedication would minimize the usability of an already constrained parcel. A variance from the 10' dedication requirement is requested to allow the existing historic structure and associated parking parcel to remain as they have previously existed.

4. Variance Request: MCRR 11.00, 16.250 – Request reduced County Local Road standards

- Local County Road standards include 20' wide paved road with 5' wide shoulders. A variance is requested to eliminate the required 5' shoulders. Columbia Avenue is not a through road and provides access to only a handful of properties with minimal usage. As it exists, Columbia Avenue does not meet the required 20' width or have shoulders. The existing historic structure is located less than 4' from the edge of the 30' right of way. Providing a paved surface with shoulders up to the edge of the right of way would eliminate any yard area in front of the building and create an unsafe condition for people entering and exited the property.
- Additionally, a variance is requested to allow for a decorative crosswalk design with stone paving to connect the parking area to the main property. The crosswalk design would meet ADA standard and provide a safe connection between the two parcels. Please refer to the Landscape Plan L1.01 for additional information on the crosswalk.

5. Additional Items:

- MCRR 4.500 – Sight Distance
 - It is understood that due to the proposed scope of work on Columbia Avenue, a sight distance analysis is necessary for the intersection with E. Larch Mountain Road. A site distance analysis shall be completed and provided to the County, the results of which may necessitate additional conditions of approval and be tied to the construction permit as required.
- MCRR 9.000 – Compliance Method
 - It is understood that the property owner will need to enter into a deed restriction for future improvements on Larch Mountain Road as a condition of approval.
 - It is understood the County will require driveways to be paved as a condition of approval.
- MCRR 18.000 – Construction Permits
 - It is understood that a construction permit will be required for Columbia Avenue improvements and that requirement will be included as a condition of approval.

Thank you for working with us towards creating a successful project. If you any question or need additional information regarding the project, please do not hesitate to contact us.

Sincerely,

Keith Daily
Project Architect
Emerick Architects

EMERICK ARCHITECTS

November 16, 2018

RECEIVED
NOV 16 2018

Jessica Berry
Multnomah County Transportation Division
1620 SE 190th Avenue
Portland, OR 97233

BY:

RE: View Point Inn Land Use Application (EP-2018-10017 / T3-2018-6697)

Dear Jessica Berry:

On September 10, 2018, you provided a memo requesting additional information for the above referenced Land Use application on the View Point Inn project located at 40301 E. Larch Mountain Road. Below you will find responses and variance requests as directed by that memo, along with additional information attached as needed.

Per MCRR 16.300, the following information applies to each of the Variance Requests listed below. Please refer to each request for additional information required by MCRR 16.300 as applicable:

A. Applicant name, telephone/fax number(s), email address, mailing address,

Property Owner:
HSF, LLC
PO Box 70
Corbett, OR 97019

Applicant Info:
Keith Daily
Emerick Architects
321 SW 4th Avenue #200
Portland, OR, 97204
Ph: 503-235-9400
Email: keith@emerick-architects.com

B. Property location and zoning;

40301 E. Larch Mountain Road
Corbett, OR 97019

Tax Lot 1600 / 1N-5E-30CC
Alt Account # - R832300010

Tax Lot 1500 / 1N-5E-30CC
Alt Account # - R832301940

Base Zone = GGF-40 / Landscape = Pastoral

EXHIBIT
A.39

C. Current or intended use of the property:

The View Point Inn and Wellness Center is a rehabilitation and expansion of a historic landmark in the Columbia River Gorge. The building was originally constructed in 1924 and placed on the National Register of Historic Places in 1985. The proposed renovation, addition and site development will follow the Secretary of Interior's Standards for Rehabilitation of Historic Properties and be closely reviewed by the Oregon State Preservation Office and National Parks Service.

The proposed use is to establish a wellness retreat center with accommodations for overnight guests. The project will include five guest rooms, retaining the number that has traditionally existed within the historic building. A small restaurant, spa facilities and a health assessment center will provide supporting amenities to create a retreat center focused on holistic wellness.

For MCRR 16.300 Items D-L, please see the individual variance requests that follow.

1. Variance Request: MCRR 4.200 – Request to exceed number of driveways allowed

D. The nature and full description of the requested variance:

- The main parcel includes a historic, horseshoe shaped driveway, located on the south end of the property with access points on E. Larch Mountain Road and Columbia Avenue, which the State Historic Preservation Office has stated needs is to remain. Although the driveway will remain for historic purposes, it will not be used for vehicular traffic in the proposed project.
- The main parcel also includes a driveway on the north end of the building. This driveway is also an existing condition, although the proposed design reduces the overall amount of hard surface paving material since it will only be used for a loading area. Please refer to the Off-Street Parking and Loading section of the submitted Land Use Narrative for additional information.
- The adjacent parcel to the east of Columbia Avenue provides parking for the proposed project. The proposed parking lot as two access points to allow for a drive-through parking lot, which is safer and more efficient. The two access points on this parcel have previously been permitted by the County. Please refer to the Off-Street Parking and Loading section of the submitted Land Use Narrative for additional information.
- A Variance is requested to allow the proposed number of driveways to remain, as this number has previously existing on the subject properties.

E. Site plan, site distance, pedestrian traffic, intersection alignment, traffic generation, vehicle mix, traffic circulation including impact on through traffic, and other similar traffic considerations:

- Site plans have been included with the Land Use application for this project, please refer to drawing sheets C1.0, L1.01 and A0.1. It is understood that a site distance analysis is necessary for the intersection of Columbia Avenue and E Larch Mountain Road and will listed as a condition of approval. The results of that analysis may necessitate revisions to the site plan that will be addressed in the application for a construction permit for the work along Columbia Avenue, pending general Land Use approval of the overall project.

- F. Existing right-of-way or improvement limitations, and utility considerations:
- Not applicable to this variance request
- G. Adjacent land uses, their types, access requirements and impact of traffic on them:
- Columbia Ave. serves only a handful of residential lots and undeveloped forest lots. This variance request will not impact their access or traffic on them.
- H. Topography, grade, side hill conditions, and soil characteristics:
- Please refer to drawing sheet C1.0 for topography and grading. Additionally, a Hillside Development Permit is part of the Land Use Application, please refer to the HDP Form 1 and HDP Worksheet for additional information related to topography, grading, hill conditions and soil characteristics.
- I. Drainage characteristics and problems:
- This variance request does not create and drainage problems. Please refer to drawing sheet C1.0 and associated Hillside Development Permit forms included with the Land Use Application for drainage characteristics relative the whole project site.
- J. Fire Department access requirements within a public right-of-way and their written approval of the proposed modification:
- Please refer to the Fire Service Agency Review form included with the Land Use Application for Fire Department approval of the proposed site plan and floor plans.
- K. Natural and historic features including but not limited to trees, shrubs or other significant vegetation, water courses, wetlands, rock outcroppings, development limitation, areas of significant environmental concern:
- The View Point Inn and site is a nationally registered historic landmark located in a Key Viewing Area of the Columbia River Gorge. The proposed project and associated variance requests seek to restore and preserve the historic property to the greatest extent possible. Please refer to the Civil (C-series) and Landscape (L-series) drawings and the Hillside Development Permit forms submitted with the Land Use Application for additional information pertaining to natural features.
- L. Multnomah County Comprehensive Plan policies applicable to the particular parcel or location:
- As a nationally registered historic landmark, the 'Historic and Cultural Resources' M CCP policies apply to this site, as does the 'Columbia River Gorge National Scenic Area Rural Area Policy.' For additional information please refer to the written narrative included with the Land Use Application.

2. Variance Request: MCRR 4.300 – Request to deviate from spacing requirements

- D. The nature and full description of the requested variance:
- The location of the access driveways for the proposed parking area east of Columbia Avenue does not meet the spacing requirements for Rural Collector streets. This parcel has traditionally been used for parking, and as stated earlier, the two access points have been previously permitted by the County. Reducing the spacing requirements for this

parcel is necessary to avoid a dead-end parking scenario and allow for safe traffic passage through the parking area. The proposed access setback from Larch Mountain Road is 23' and the proposed access spacing between driveways is 36'.

- Additionally, the historic horseshoe driveway at the south end of the main parcel does not meet the spacing requirements. We request that this historic element be allowed to remain, as it will not be used for vehicular traffic in the proposed project.
- E. Site plan, site distance, pedestrian traffic, intersection alignment, traffic generation, vehicle mix, traffic circulation including impact on through traffic, and other similar traffic considerations:
- Site plans have been included with the Land Use application for this project, please refer to drawing sheets C1.0, L1.01 and A0.1. It is understood that a site distance analysis is necessary for the intersection of Columbia Avenue and E Larch Mountain Road and will be listed as a condition of approval. The results of that analysis may necessitate revisions to the site plan that will be addressed in the application for a construction permit for the work along Columbia Avenue, pending general Land Use approval of the overall project.
- F. Existing right-of-way or improvement limitations, and utility considerations:
- The existing lot has traditionally been used for parking, but the size of the lot limits the ability to meet access spacing requirement. Reducing the spacing requirements for this parcel is necessary to avoid a dead-end parking scenario and allow for safe traffic passage through the parking area.
- G. Adjacent land uses, their types, access requirements and impact of traffic on them:
- Columbia Ave. serves only a handful of residential lots and undeveloped forest lots. This variance request will not impact their access or traffic on them.
- H. Topography, grade, side hill conditions, and soil characteristics:
- Please refer to drawing sheet C1.0 for topography and grading. Additionally, a Hillside Development Permit is part of the Land Use Application, please refer to the HDP Form 1 and HDP Worksheet for additional information related to topography, grading, hill conditions and soil characteristics.
- I. Drainage characteristics and problems:
- This variance request does not create and drainage problems. Please refer to drawing sheet C1.0 and associated Hillside Development Permit forms included with the Land Use Application for drainage characteristics relative the whole project site.
- J. Fire Department access requirements within a public right-of-way and their written approval of the proposed modification:
- Please refer to the Fire Service Agency Review form included with the Land Use Application for Fire Department approval of the proposed site plan and floor plans.
- K. Natural and historic features including but not limited to trees, shrubs or other significant vegetation, water courses, wetlands, rock outcroppings, development limitation, areas of significant environmental concern:

- The View Point Inn and site is a nationally registered historic landmark located in a Key Viewing Area of the Columbia River Gorge. The proposed project and associated variance requests seek to restore and preserve the historic property to the greatest extent possible. Please refer to the Civil (C-series) and Landscape (L-series) drawings and the Hillside Development Permit forms submitted with the Land Use Application for additional information pertaining to natural features.
- L. Multnomah County Comprehensive Plan policies applicable to the particular parcel or location:
- As a nationally registered historic landmark, the 'Historic and Cultural Resources' MCPP policies apply to this site, as does the 'Columbia River Gorge National Scenic Area Rural Area Policy.' For additional information please refer to the written narrative included with the Land Use Application.
- 3. Variance Request: MCRR 6.000, 6.100 – Request to reduce dedication requirement**
- D. The nature and full description of the requested variance:
- A 10' right of way dedication is required of either side of the existing 30' right of way for Columbia Avenue. On the west side of Columbia, this dedication would place the existing historic structure within the right of way. On the east side of Columbia, this dedication would minimize the usability of an already constrained parcel. A variance from the 10' dedication requirement is requested to allow the existing historic structure and associated parking parcel to remain as they have previously existed.
- E. Site plan, site distance, pedestrian traffic, intersection alignment, traffic generation, vehicle mix, traffic circulation including impact on through traffic, and other similar traffic considerations:
- Site plans have been included with the Land Use application for this project, please refer to drawing sheets C1.0, L1.01 and A0.1. It is understood that a site distance analysis is necessary for the intersection of Columbia Avenue and E Larch Mountain Road and will be listed as a condition of approval. The results of that analysis may necessitate revisions to the site plan that will be addressed in the application for a construction permit for the work along Columbia Avenue, pending general Land Use approval of the overall project.
- F. Existing right-of-way or improvement limitations, and utility considerations:
- On the west side of Columbia, this dedication would place the existing historic structure within the right of way. On the east side of Columbia, this dedication would minimize the usability of an already constrained parcel.
- G. Adjacent land uses, their types, access requirements and impact of traffic on them:
- Columbia Ave. serves only a handful of residential lots and undeveloped forest lots. This variance request will not impact their access or traffic on them.
- H. Topography, grade, side hill conditions, and soil characteristics:
- Please refer to drawing sheet C1.0 for topography and grading. Additionally, a Hillside Development Permit is part of the Land Use Application, please refer to the HDP Form 1

and HDP Worksheet for additional information related to topography, grading, hill conditions and soil characteristics.

- I. Drainage characteristics and problems:
 - This variance request does not create and drainage problems. Please refer to drawing sheet C1.0 and associated Hillside Development Permit forms included with the Land Use Application for drainage characteristics relative the whole project site.
 - J. Fire Department access requirements within a public right-of-way and their written approval of the proposed modification:
 - Please refer to the Fire Service Agency Review form included with the Land Use Application for Fire Department approval of the proposed site plan and floor plans.
 - K. Natural and historic features including but not limited to trees, shrubs or other significant vegetation, water courses, wetlands, rock outcroppings, development limitation, areas of significant environmental concern:
 - The View Point Inn and site is a nationally registered historic landmark located in a Key Viewing Area of the Columbia River Gorge. The proposed project and associated variance requests seek to restore and preserve the historic property to the greatest extent possible. Please refer to the Civil (C-series) and Landscape (L-series) drawings and the Hillside Development Permit forms submitted with the Land Use Application for additional information pertaining to natural features.
 - L. Multnomah County Comprehensive Plan policies applicable to the particular parcel or location:
 - As a nationally registered historic landmark, the 'Historic and Cultural Resources' MCCP policies apply to this site, as does the 'Columbia River Gorge National Scenic Area Rural Area Policy.' For additional information please refer to the written narrative included with the Land Use Application.
- 4. Variance Request: MCRR 11.00, 16.250 – Request reduced County Local Road standards**
- D. The nature and full description of the requested variance:
 - Local County Road standards include 20' wide paved road with 5' wide shoulders. A variance is requested to eliminate the required 5' shoulders. Columbia Avenue is not a through road and provides access to only a handful of properties with minimal usage. As it exists, Columbia Avenue does not meet the required 20' width or have shoulders. The existing historic structure is located less than 4' from the edge of the 30' right of way. Providing a paved surface with shoulders up to the edge of the right of way would eliminate any yard area in front of the building and create an unsafe condition for people entering and exited the property.
 - Additionally, a variance is requested to allow for a decorative crosswalk design with stone paving to connect the parking area to the main property. The crosswalk design would meet ADA standard and provide a safe connection between the two parcels. The proposed location of the crosswalk is immediately adjacent to the ADA parking stall and provides the most direct and safest access to the main building entrance. Please refer to the Landscape Plan L1.01 for additional information on the crosswalk.

- E. Site plan, site distance, pedestrian traffic, intersection alignment, traffic generation, vehicle mix, traffic circulation including impact on through traffic, and other similar traffic considerations:
- Site plans have been included with the Land Use application for this project, please refer to drawing sheets C1.0, L1.01 and A0.1. It is understood that a site distance analysis is necessary for the intersection of Columbia Avenue and E Larch Mountain Road and will be listed as a condition of approval. The results of that analysis may necessitate revisions to the site plan that will be addressed in the application for a construction permit for the work along Columbia Avenue, pending general Land Use approval of the overall project.
- F. Existing right-of-way or improvement limitations, and utility considerations:
- As it exists, Columbia Avenue does not meet the required 20' width or have shoulders. The existing historic structure is located less than 4' from the edge of the 30' right of way. Providing a paved surface with shoulders up to the edge of the right of way would eliminate any yard area in front of the building and create an unsafe condition for people entering and exited the property.
 - Currently, a crosswalk does not exist between the main property and the adjacent parcel that has been traditionally used for parking. The proposed parking layout is driven by the limitations of the existing site and the crosswalk is located to provide direct access from the ADA parking stall to the main building entrance. The crosswalk location and requested variance for a decorative crosswalk will enhance visibility and provide for a safer pedestrian connection between the two parcels.
- G. Adjacent land uses, their types, access requirements and impact of traffic on them:
- Columbia Ave. serves only a handful of residential lots and undeveloped forest lots. This variance request will not impact their access or traffic on them.
- H. Topography, grade, side hill conditions, and soil characteristics:
- Please refer to drawing sheet C1.0 for topography and grading. Additionally, a Hillside Development Permit is part of the Land Use Application, please refer to the HDP Form 1 and HDP Worksheet for additional information related to topography, grading, hill conditions and soil characteristics.
- I. Drainage characteristics and problems:
- This variance request does not create and drainage problems. Please refer to drawing sheet C1.0 and associated Hillside Development Permit forms included with the Land Use Application for drainage characteristics relative the whole project site.
- J. Fire Department access requirements within a public right-of-way and their written approval of the proposed modification:
- Please refer to the Fire Service Agency Review form included with the Land Use Application for Fire Department approval of the proposed site plan and floor plans.
- K. Natural and historic features including but not limited to trees, shrubs or other significant vegetation, water courses, wetlands, rock outcroppings, development limitation, areas of significant environmental concern:

- The View Point Inn and site is a nationally registered historic landmark located in a Key Viewing Area of the Columbia River Gorge. The proposed project and associated variance requests seek to restore and preserve the historic property to the greatest extent possible. Please refer to the Civil (C-series) and Landscape (L-series) drawings and the Hillside Development Permit forms submitted with the Land Use Application for additional information pertaining to natural features.
- L. Multnomah County Comprehensive Plan policies applicable to the particular parcel or location:
- As a nationally registered historic landmark, the 'Historic and Cultural Resources' M CCP policies apply to this site, as does the 'Columbia River Gorge National Scenic Area Rural Area Policy.' For additional information please refer to the written narrative included with the Land Use Application.
5. Additional Items:
- MCRR 4.500 – Sight Distance
 - It is understood that due to the proposed scope of work on Columbia Avenue, a sight distance analysis is necessary for the intersection with E. Larch Mountain Road and shall be listed as a condition of approval. A site distance analysis shall be completed and provided to the County as part of the Construction Permit application for Columbia Avenue improvements. The results of that analysis may necessitate revisions to the site plan that will be addressed at the time of the application for a Construction Permit.
 - MCRR 9.000 – Compliance Method
 - It is understood that the property owner will need to enter into a deed restriction for future improvements on Larch Mountain Road as a condition of approval.
 - It is understood the County will require driveways to be paved as a condition of approval.
 - Additionally, it is understood the County will require Columbia Avenue to be paved the full length of the subject property as a condition of approval.
 - Upon Land Use approval of the overall project, the site plan shall be revised to incorporate the above stated paving requirements and submitted to the County as part of the Construction Permit application for Columbia Ave. improvements.
 - MCRR 18.000 – Construction Permits
 - It is understood that a construction permit will be required for Columbia Avenue improvements and that requirement will be included as a condition of approval.

The following information addresses MCRR 16.200, *General Variance Criteria* for the variances requested above:

- A. Special circumstances or conditions apply to the property of intended use that do not apply to other property in the same area. The circumstances or conditions may relate to the size, shape, natural features and topography of the property or the location or size of physical improvements on the site or the nature of the use compared to surrounding uses:
- The View Point Inn was originally constructed in 1924 and the building and site have been on the National Register of Historic Places since 1985. The building was constructed long before the Multnomah County Code or Multnomah County Road Rules were ever established, and the historic nature of the property creates a special circumstance that

EMERICK ARCHITECTS

does not apply to other properties in the area. Additionally, the property is located within the GGF-40 zone, which is for parcels that are 40 acres in size. The main View Point Inn property is approximately 1 acre in size and the adjacent parking property is less than ¼ acre in size. In such, the dimensional standards required by both the MCC and MCRR place an undo burden on lots as small as these.

- B. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant and extraordinary hardship would result from strict compliance with the standards:
- With the building and site being a nationally registered historic landmark, preservation of this site carries great importance. As noted in the variance request documentation above, strict compliance with the standards would necessitate the removal of some historic elements of the building and site if the variances were not granted, which contradicts the notion of historic preservation. Additionally, strict adherence to the right-of-way dimensional standards would create an unsafe pedestrian environment and would essentially make the parking parcel and unusable lot.
- C. The authorization of the variance will not be materially detrimental to the public welfare or injurious to other property in the vicinity, or adversely affect the appropriate development of adjoining properties:
- Authorization of the variance would not be detrimental to the public welfare or other property in the vicinity, or adversely affect the development of adjoining properties. As previously stated, Columbia Avenue only serves a handful of residential and undeveloped forest lots. Currently, Columbia Avenue is not an improved, gravel roadway. Authorizing the requested variances will allow for improvements to occur along the subject property, which will ultimately improve access to the properties along Columbia Avenue. Additionally, the existing View Point Inn building sits in a state of decay and disrepair, a condition that is not favorable to the welfare of the surrounding properties. Authorizing development to restore this building as a contributing piece of the community will only have a positive effect on the development of adjoining properties.
- D. The circumstances of any hardship are not of the applicant's making:
- The View Point Inn was originally constructed in 1924 and the building and site have been on the National Register of Historic Places since 1985. The building was constructed long before the Multnomah County Code or Multnomah County Road Rules were ever established. The circumstances of these hardships are due to the historic nature of the building, site and surrounding conditions and are not of the applicant's making.

Thank you for working with us towards creating a successful project. If you any question or need additional information regarding the project, please do not hesitate to contact us.

Sincerely,



Keith Daily
Project Architect
Emerick Architects

**VIEW POINT INN & WELLNESS CENTER
OPERATIONAL PLAN**RECEIVED
NOV 16 2018

BY:

The View Point Inn and Wellness Center will include the following components of its operation:

- Five guest bedrooms accommodating up to ten guests within the Inn's historic structure.
- Health spa & wellness center located in the finished basement, expanded garage and restored accessory building.
- Health food restaurant for registered guests located in the Inn's historic great room.
- Limited larger events as described below.

Overnight Guests

The primary business activity for the View Point Inn and Wellness Center is focused on the five guest bedrooms that were previously operated by the historic Inn. These rooms will continue to be within the historic part of the building, restoring a centerpiece of the Corbett community while creating a healing retreat for guests who want to appreciate the natural beauty of the Columbia River Gorge.

The five queen beds offer space for a maximum of 10 overnight guests, who will be required to register for a minimum one-week stay. In addition to health monitoring and spa treatments, overnight guests will be able to partake in daily educational talks on healthy living, hiking excursions into the Gorge, and healthy meals provided by the restaurant. The spa facilities and restaurant serve to create a holistic retreat experience for the Inn's overnight guests.

Day Visitors

To efficiently utilize the limited space, reconcile the needs of the entity's business projections and accommodate the needs of local clients, the View Point Inn and Wellness Center's operational plan incorporates the use of all facilities for day visitors, by appointment only. The restaurant will only be open to clients who have made an appointment for use of the spa facilities. Day visitor numbers are projected to be 20 external visitors per day who will stay for one to four hours per appointment.

Wellness Center

To create a holistic approach to wellness for the overnight guests and day use visitors, the wellness center is an essential component of the spa facility.

A loading space is located adjacent to the spa & wellness center to service the shipping/receiving needs of the facility. An average of 3 deliveries and pick-ups are anticipated per week.

Staff

Staff and intern numbers are anticipated to be 5-12 employees, depending on the facility's fill rate. Work shifts will range from three to eight hours in length, including one overnight staff person.

Internships and volunteer opportunities will be offered to students and graduates of local universities and institutions to provide for advanced learning within the community.

Commercial Events

Plans for potential larger events include:

- 8 educational community lectures (high tea) per year, by reservation only. Maximum attendance of 40 people.
- 4-6 seasonal special menu dinners, by reservation only. Maximum attendance of 40 people.
- 1 annual Christmas party for staff and families. Maximum attendance of 80 people (including service staff).

Food will be provided onsite by the restaurant. No weddings will occur at the View Point Inn.

Overnight accommodations will still be available during the community lectures and seasonal dinners, allowing the primary use of the property to continue throughout these incidental events. The proposed events will provide opportunities beyond the retreat and wellness services of the inn and spa for the community to engage with this historic resource. Integrating the View Point Inn with the community will further the protection and enhancement of this historic resource.

Hours of Operation

The Wellness Center and restaurant will be open to registered day visitors from 9 am to 8 pm, seven days per week.

The commercial events described above will conclude by 10 pm. Except between Memorial Day and Labor Day, any outdoor activities associated with these events will conclude by 7 pm or sunset.

Parking & Deliveries

The property includes a parking lot that accommodates 27 cars.

All overnight and day guests can be accommodated within the provided parking lot.

Commercial event parking will be accommodated by the provided parking lot. As indicated above, the maximum event will be 80 people, including any service staff for the event. Per MCC 38.4205, commercial events require 1 space per 3 guests ($80/3 = 27$ spaces).

Deliveries are anticipated to be 3 times per week during business hours.

PLAN LEGEND:

- EXISTING WALL
- NEW WALL
- ITEM ABOVE

PROPOSED PLAN NOTES:

1. ALL NEW FOUNDATION WALLS + FLOOR SLAB IN BASEMENT
2. ALL PERIMETER FOUNDATION WALLS TO BE 8" CONCRETE WALLS
3. SEE LANDSCAPE & CIVIL PLANS FOR EXTERIOR SITE WORK
4. NEW EXTERIOR WINDOWS AND DOORS TO MATCH HISTORIC AS CLOSELY AS POSSIBLE
5. ALL FIREPLACES TO BE SCREENED W/ NO COARSER THAN 1 1/4" MESH METAL THAT IS NON-COMBUSTIBLE CORROSION RESISTANT
6. PROVIDE SPARK ARRESTOR @ FIREPLACE CHIMNEY
7. BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM

PROPOSED PLAN KEYNOTES:

1. ROOF OVERHANG
2. TSUKUBAI WATER BLESSING
3. DOUBLE HEIGHT SPACE
4. WINDOW WELL TO BASEMENT, SEE EXT. ELEVATION
5. RESTORE (E) RIVER ROCK FIREPLACE + HEARTH
6. NEW STAIR TO MEET CURRENT BUILDING CODE, DETAILS TO MATCH HISTORIC SALVAGED STAIR
7. NEW WALK-IN COOLER
8. SEE MATERIALS SHEET LUR-XX FOR INTERIOR MATERIALS TO BE SALVAGED/MATCHED
9. NEW WOOD DECK, SEE SITE PLAN FOR MATERIALS
10. NEW MASONRY FIREPLACE @ BASEMENT
11. NEW BASEMENT STAIR
12. RESTORE (E) SECOND FLOOR FIREPLACE

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NOV 16 2018

BY:

EMERICK ARCHITECTS

331 SOUTHWEST FOURTH AVE SUITE 202 PORTLAND, OR 97204
P. 503.251.6000 W. EMERICK-ARCHITECTS.COM

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. #:	DATE:	DESCRIPTION:

HSF, LLC
VIEW POINT INN &
WELLNESS CENTER
40301 E Larch Mountain Rd.,
Corbett, OR 97019

BASEMENT FLOOR
PLAN - PROPOSED

PROJECT NO: 1723
DRWN BY: JC [CHKD BY: KMD]
DATE: 1/19/2018

A2.1

LAND USE SUBMITTAL

EXHIBIT
A.4.1



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

Supplemental Application Materials

Project: Viewpoint Inn & Wellness Center
Location: 40301 E Larch Mountain Road, Corbett, OR 97019
Date: November 15, 2018
Prepared by: Carrie Richter, Bateman Seidel

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2018 NOV 16 PM 5:27
MULTNOMAH COUNTY
PLANNING SECTION

The applicant has filed a conditional use permit to allow the rehabilitation of the existing historic View Point Inn and expand the existing garage in order to restore the pre-existing inn use and to establish a new spa and wellness retreat use. County staff has identified a number of concerns with the proposal and this supplemental memorandum responds to those concerns.

Background Facts

The distinctive View Point Inn is an iconic and integral feature of the Columbia River Gorge. Constructed in 1924, the View Point Inn is strategically located just off the scenic Columbia River Gorge Historic Highway in Corbett. It is the only remaining intact inn established to serve tourists visiting the Gorge, particularly the Vista House and Crown Point, as an outgrowth of automobile tourism. Built to serve as a busy tea room and restaurant, the property would host banquets and events for as many as 175 guests at one time. By 1927, overnight accommodations were added and housed as many as 26 guests. In addition to entertainment, the inn provided over-night guests access to recreational opportunities including hiking, fishing and boating.

In 1985, the View Point Inn was designated on the National Register of Historic Places for its significance "as an architectural feature and prominent landmark along the Columbia River Gorge." According to the nomination, it is the "best preserved example of 1920s tourist inns remaining along the lower section of the historic Columbia River Scenic Highway." Designed by a well-known Portland architect, Carl Linde, the View Point Inn is a massive, heavy timber building in the Arts and Crafts style. The View Point Inn, with its imposing gabled roof, dormers and wings, and wood shingle siding, provided a weighty contribution and complement to the scenic highway renowned for its massive cast stone retaining walls and decorative bridges. In this way, the architecture, as well as its commercial service uses, complimented and contributed mightily to the story of public access, tourism and recreation opportunities within the Scenic Columbia River Gorge.

The primary two-story building was constructed on top of a fully excavated basement, that was used for storage, a wine cellar, as well as a crawlspace, that accommodated the building massive footings and foundation. See attached existing basement plan drawing. In addition, the property contains a wooden storage shed that, according to the National Register Nomination, is "thought to be original" (also referred to as the "chicken coop") as well as a non-conforming two car garage. The property was landscaped to include not only a covered veranda, but also walkways, terraces, and a fountain.

The inn and restaurant closed in 1962, as a result of re-routing traffic along the newly built I-84 highway, and the building was placed into single-family residential use. In 2006, the County

granted a conditional use permit to re-establish a restaurant sufficient to accommodate 125 guests and 12 employees, along with a five-room inn and gift shop. At this point, the restaurant, inn and event space was re-opened and did a brisk business until the second floor of the building was gutted by a fire in 2011. In 2012, the conditional use permit was revoked. In 2013, the owner obtained permission to return the building to a single-family residential use but the necessary building repairs were never made.

The View Point Inn has stood vacant since 2011. For seven years, no public or private entity has stepped forward with any plan for restoration. In 2012, the property was listed as an Endangered Place by a non-profit, statewide preservation organization, Restore Oregon, further publicizing the View Point Inn's desperate condition and yet no one volunteered to take on restoration. In 2014, Restore Oregon reported that the lack of repairs to the fire damaged roof left the building exposed to weather, expediting the building's destruction. As a result, Restore Oregon predicted that this building was unlikely to be saved.

The Freuhaufs have stepped forward with a plan to restore the View Point Inn to its former glory that will include rehabilitating the building to reinstate the 5-room inn as well as a wellness retreat and day spa. Rather than focusing solely on entertainment, the new proposal focuses on the quiet, serenity and grandeur of the surroundings by providing a meditative and restorative space that communicates with the natural surroundings. The substantial building restoration and maintenance costs associated with preserving this cultural icon demand maximizing the interior building space in ways that will generate an economic return, yet protects the most significant interior spaces such as the grand interior hall. Areas that were once used solely for event storage or an unimproved crawlspace containing the structural footings will be repurposed into publically accessible spaces. All of this restoration and building adaption work will be done without altering the building exterior, the building height, or its overall massing. Rather, the building will remain exactly as it has existed historically. The only proposed exterior change will be the replacement of existing non-conforming garage with a more historically sensitive building addition, occupying largely the same area as the existing garage structure, which will also be used to house elements of the spa and retreat center.

Background Growth Management Plan and County Comprehensive Plan Principles Encourage Placing New and Compatible Uses within Cultural Resources as Necessary for their Protection

One of the primary purposes for the Columbia River Gorge Scenic Area Act is "*to protect and provide for the enhancement of the scenic, cultural, recreational and natural resources of the Columbia Gorge.*" Section 3.1. In 1988, the Gorge Commission adopted vision statements for the Columbia River Gorge within the Management Plan for the Columbia River Gorge National Scenic Area which set forth the following key values:

"Where scenic qualities and diverse landscapes, together with their natural and cultural components are paramount,

Where development and recreation are carefully placed in a manner that protects resources."

The Cultural Resources that are “paramount” for protection and enhancement include “Historic Buildings and Structures,” including structures that are more than 50 years old. GMA I-2-1. The GMA contains a number of policies for achieving these stated objectives and they include:

“4. Promote educational programs and *incentives* that encourage landowners and agency officials to voluntarily protect and enhance cultural resources.” P I-2-3

“20. *Provide incentives to protect and enhance historically significant buildings by allowing uses of such buildings that are compatible with their historic character and that provide public appreciation and enjoyment of them as cultural resources.*” P I-2-8

These same priorities are echoed in the Multnomah County Comprehensive Plan where one of the “key planning issues” focuses on the need for “adaptive reuse of historic structures.” The Plan explains:

“Maintenance and upkeep of most historic properties can be both challenging and costly because of their age. Many people who reside in or simply own an older, historic building may have purchased the property with all the intentions of fixing it up or at least keeping it from deteriorating, but the reality is that there are high costs associated with these maintenance duties. In addition, zoning of the property often does not permit the type of use that fits the character of the building and which could provide the owner with additional income and the means to better maintain and protect its historic value. One way to accommodate owners of *historic properties seeking opportunities to use their property in a supportive way is by allowing adaptive uses not otherwise permitted by the underlying zoning if that use would be beneficial to the purposes of historic preservation.*” P 6-6.

In order to implement this objective, Comprehensive Plan Strategy 6.1-3(4) calls for “Fostering, through ordinances or other means, *the private restoration and maintenance of historic structures for compatible uses and development based on historic values*” and

Strategy 6.1-4(2) points out that the zoning code will “*provide opportunities for owners of historic landmarks to preserve and maintain the resource by allowing as conditional uses, where possible, a use which can be shown to contribute to the preservation and reuse of the historic landmark.*”

These values espouse the importance of incentivizing historic preservation by allowing commercial uses that allow buildings to generate revenue. Without these economic incentives, historic preservation is impossible and cultural resources—which are to be valued and prioritized at the same level as scenic and natural values with the Gorge—will be lost. The incentive strategy is to allow uses that are compatible with the historic character, providing access in ways that allows the public to experience these remarkable resources. Adaptive reuse is also necessary to provide community gathering places so long as it is done in a way that is sensitive. As discussed in greater detail below, this restoration proposal fully satisfies these objectives.

The Proposed Uses and Development are allowed in the GGF Zone

The subject property is zoned Gorge General Forestry (GGF), directed at encouraging forest practices. However, the MCC, as implemented by the GMA, allows for a number of review and conditional uses within the GGF zone that will permit restoration of the existing cultural resources, their adaptive reuse and expansion as proposed. This application relies on these permissions to the minimum degree necessary to establish economic uses within the historic structure that are both sensitive, compatible and critical to reverse decades of decay.

There is no singular use category that authorizes all of the activities and development contained within this proposal. The various use categories overlap but when considered together, they authorize the proposed development as well as the new uses. To the extent that there is any ambiguity within these authorizations, the unambiguous purpose statements within the Growth Management Plan and the County's Comprehensive Plan set forth above, support approval.

First, MC 38.2025(A)(4) allows "resource enhancement projects for the purpose of enhancing ...cultural...resources." Although not defined in the MCC or GMA, the term "enhancement" suggests that it includes activities that increase or improve the resource in terms of its "quality, value, or extent." This authority is expansive - it expressly includes "projects [that] may include new structures ... and/or activities...." Expanding the revenue-generating opportunities within the existing building to include a wellness center as well as replacing the existing non-conforming garage with a building addition that is more compatible and sensitive with the cultural resource is precisely within the preservation and enhancement authorized within this review use. As explained in greater detail in the statement by Jessica Engeman of Venerable Properties, given the significant restoration and maintenance costs, preserving this building is not possible without a modest expansion to accommodate the retreat use at the size proposed.

In addition to allowing additional structures and activities that enhance cultural resources, MC 38.2030(A)(10) authorizes other uses, in a limited capacity, that may be conditionally allowed. These standards allow the re-establishment of former inns and restaurants as well as new uses, such as "a retreat facility within a historic building, as the building existed as of January 1, 2006." MC 38.7380(C)(6). "Historic buildings" are specially defined to include "buildings either on or eligible for the National Register of Historic Places." The View Point Inn, including the currently uninhabitable portions of the basement, its garage and the storage shed (or chicken coop) structures are all buildings identified within the National Register of Historic Places and therefore qualify as "historic buildings" that could be used to accommodate the retreat use.

This standard contains an additional limitation that spa and retreat uses occur within the building as it existed on January 1, 2006. The term "building" is defined in MC 38.0005 as: "A structure used or intended to support or shelter any use or occupancy. Buildings have a roof supported by columns or walls." This definition makes no mention of a basements but presumably a basement is part of a building as it, too, is an area that sheltered by walls and a roof. In January 1, 2006, in addition to a two story building, the View Point Inn contained a partially finished basement along with a crawlspace area that was entirely sheltered by the same roof that protects the first and second floors – all contained within a single building. Although not occupied, this basement

storage and crawlspace area was part of the building in 2006 and therefore, may be improved to accommodate the spa retreat use as authorized by MC 38.7380(C)(6).

Turning to the incompatible garage and its expansion, MC 38.2025(22) allows additions to existing buildings as a review use and MC 38.2030(A)(6) allows expansion of retreat or conference center uses as a conditional use. Both of these sections expressly allow for expansions. Expanding the existing View Point Inn structure by reconfiguring and connecting the existing garage is permitted as a building expansion and as a necessary "resource enhancement" as discussed above. This garage alteration / expansion proposal has been fully reviewed and approved by the State Historic Preservation Office and the National Park Service, both of which agreed it was a sensitive and compatible addition. To the extent that further authorization is needed to locate spa treatment rooms or wellness center offices in the expanded garage area, it is authorized by the expansion authority for retreat or conference center uses that are conditionally permitted within historic structures.

It is important to keep in mind that this authorization to expand the building footprint, with regard to the garage area, or to include a spa retreat use is not unlimited. Rather, it is permitted only to the extent that is necessary to painstakingly restore this building to exactly the same footprint (except for with regard to a non-conforming structure in which case the new garage will be more compatible), the same height, the same impact on key viewing areas, everything that made this building significant in the first instance. The State Historic Preservation Office and National Park Service agreed that the building expansion was in full compliance with the Secretary of the Interior's Standards for Historic Rehabilitation. This replacement of the garage is most certainly an enhancement of the surrounding property.

All of these standards are directed toward allowing activities that are necessary to rehabilitate and use cultural resources that the County and the Gorge Commission have identified are "paramount" to the protection of the Columbia River Gorge. Without a day spa use, within the buildings, as proposed, this owner will be unable to generate the return necessary to incur the substantial costs associated with building rehabilitation.

Restoration of the building with a modest and compatible expansion is allowed, either as a review or a conditional action, within the GGF zone. Similarly, the spa retreat use is not only expressly allowed within the building, as it existed in 2006, it is allowed within the new garage expansion area and the newly finished basement area because these activities are necessary to conserve the historic View Point Inn, a cultural resource protected by both the County's Comprehensive Plan and the Gorge Scenic Area Act.

No General Use, Compatibility and Visual Subordination Obligations Expressly Limit this Proposal

The MCC contains a number of use and design limitations that generally restrict development within the Scenic Area as well as in the GFF zone as part of the review and conditional use limitations. Rather than restate all of the responses set forth in the application, this response focuses on those standards that could restrict the proposal, if proposed in a new structure, but do not apply by virtue of the cultural resource protections afforded to this property.

MC 38.7300 sets forth a variety of review and conditional use criteria under a series of headings labeled Agriculture, Forestry, Commercial, Non-Recreation Uses in GG-PR and Non-Recreation Uses in GG-CR. Under the Commercial heading, subsection (D)(1) provides that “the proposal is limited to 5,000 square feet of floor area per building or use.” Although the inn and day spa uses will exceed 5,000 square feet, they are allowed for two reasons. First, it is clear from the context of the criteria headings that they reference zoning categories rather than uses. For example, under the Forestry heading, the criteria are directed at ensuring that the proposed use will not interfere with forest practices that would be nonsensical if it were applied to forest uses. Similarly, the Commercial category of subsection D is directed at uses within the Gorge General Commercial use, MCC 38.3230, and therefore have no application to this proposal. As explained in the application narrative, the proposed uses will comply with the MCC 38.700(B) for uses within the Forestry zone in that the no forest resources or practices have occurred on this property since at least 1924, when the property was developed, any no additional lands will be lost. Vehicle generation from these users will not interfere with any surrounding forest or agricultural practices.

The second reason why a 5,000 square foot use limitation does not apply to this proposal is because nearly all of the inn and day spa uses will be located within the historic buildings as expressly authorized by MCC 38.7380. Nothing in the language of MCC 38.7380 or the plan policies encouraging resource enhancement and adaptive reuse make any mention of an outside cap on commercial uses. In fact, such an interpretation would expressly contravene these objectives. To the extent that this is a limitation, it could apply only to the expansion area with the garage which does not exceed 5,000 square feet.

In addition, the MCC contains a number of Scenic Area site review standards that require visual subordination of review and conditional uses so that they are not visible from Key View Areas. MCC 38.7035. As the application points out, MCC 38.7035(B)(14) provides that: “Rehabilitation of or modifications to existing significant historic structures shall be excepted from visual subordination requirements for lands seen from Key Viewing Areas.” Therefore, the existing buildings are exempt from the visual subordination requirements. The application goes on to explain all of the ways that the proposed garage replacement addition has been sited using the existing topography and retaining the existing tree cover screening to hide the addition to the maximum extent practicable.

Conclusion

In a time of desperation, the Fruehaufs have stepped forward offering to breathe new life into a significant historic building proposing uses that are entirely complementary to values espoused within the Scenic Area Act. Beyond just protecting the building, establishing a new retreat use that focuses on public personal wellness and restoration will create a synergy with the natural serenity and recreation priorities for the Gorge. Beyond just merely being the right thing to do, this proposal satisfies all of the requirements set forth within the MCC, as they are implemented by the Gorge Area Management Plan and the County’s Comprehensive Plan, for the reasons set forth in the application and within this supplemental analysis.



VENERABLE DEVELOPMENT, LLC

November 13, 2018

Re: View Point Inn adaptive reuse

I am providing this letter to illustrate the economic challenges of reusing the View Point Inn building if the existing square footage cannot be increased. As a project manager in a real estate development firm, I have 15 years of experience taking historic rehabilitation projects ranging in cost from \$3 million to \$35 million from inception to completion. While many historic projects are a labor of love and owners of vintage building often have motivations that go beyond the bottom line, the adaptive reuse of historic buildings must still meet investment parameters and the necessary risk-reward balance that determines whether a project is feasible or infeasible. This is particularly the case when a lender is involved, as that lender will not underwrite a project that does not make financial sense.

On the topic of risk, historic rehab projects are notorious for their elevated levels of project risk. This is typically multi-faceted but includes unforeseen conditions, structural defects, environmental clean-up, challenging historic reviews, greater owner equity requirements, and marketplace volatility. Due to this property's location and existing conditions, I would rate the View Point Inn as having a greater than typical risk profile for a historic building. However, higher risk does not mean the project shouldn't be undertaken. It does mean that the upside should reflect the level of risk. One of the primary reasons why no one before the Fruehaufs considered rehabilitating the View Point Inn is because the financial rewards are not commensurate to the risk. In fact, the financial return on any project that reuses only the existing building will be meager if not completely absent.

The following table provides a comparison of four project types. First is the project as proposed, which makes the basement fully habitable and replaces the garage with a compatible addition. The second scenario is a project that would rehabilitate the existing building with no increase in square footage and it would be used as an inn and restaurant. The third scenario again looks at rehabilitating the existing building but using it as an inn with a spa instead of a restaurant on the ground floor. The last scenario is converting the building to a single-family residence.

Project Type	Square Footage	Construction Cost per/SF	Total Project Cost per/SF	Annual Income	Annual Expenses	Net Operating Income	Return on Investment
Project as Proposed	11,949	\$ 511	\$ 691	1,750,000	1,060,000	690,000	7.8%
Inn & Restaurant	6,564	\$ 457	\$ 660	460,000	560,000	(100,000)	None
Inn & Spa	6,564	\$ 476	\$ 844	887,000	610,000	277,000	2.9%

Project Type	Square Footage	Construction Cost per/SF	Land Cost	Total Project Cost per/SF	Total Investment	Resale Value	Return on Investment
Single-Family Home	6,564	\$ 398	500,000	\$ 581	3,813,684	1,500,000	None

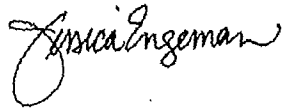
As is made clear by these analyses, restoration of the building to accommodate the inn/restaurant, the inn/spa, and a single-family residence are all infeasible. Running a five-room inn with a restaurant does not provide enough income to cover the annual expenses. The previous owners were not able to make this a profitable use, even with the property also being used as a wedding venue. Removing the restaurant in favor of demising the ground floor for a spa use is also poor-performing as an investment. This is driven in part because claiming some of the historic great hall space for spa use would disqualify the project for federal historic tax credits and Special Assessment incentives, driving up to the total project cost.

Both the inn/restaurant and inn/spa use have an unacceptable return on investment. While most commercial developers would require no less than a 10% cash-on-cash return for a historic rehab, it is not uncommon for mission-driven owner-users to accept slightly less and for lenders to also find this acceptable if other underwriting parameters are met. That said, I would never advise any client to undertake such a project with less than a 7% return given the construction challenges and associated risks that come with rehabilitating historic properties.

Lastly, converting the inn to a single-family home is also highly unlikely from a market perspective because of the high cost of restoration combined with the fact that homes in the Corbett area rarely sell above the million-dollar mark. There is certainly no way an owner could, upon resale, recoup anything close to the likely \$3.8 million investment.

I sincerely believe if the Fruehaufs are unable to develop this property in a financially sustainable manner there will be no other angel developer who will step in the save the View Point Inn. In order to restore this building as a cultural asset in the Gorge, the revenue-generating square footage must increase. By bolstering the economies of scale, the project generates a modest, but acceptable rate of return given the risk and sizeable financial resources that must be marshalled to repurpose this landmark building.

Thank you,

A handwritten signature in black ink, reading "Jessica Engeman". The signature is written in a cursive, flowing style with a large initial "J".

Jessica M. Engeman

Project Manager | Historic Preservation Specialist

**VIEW POINT INN & WELLNESS CENTER
AREA CALCULATIONS**

The following chart represents the total existing and proposed square footage areas calculations for the View Point Inn project. The areas have been separated into (3) distinct categories:

- The main historic building
- The garage / addition
- The accessory shed structure

BUILDING AREAS	MAIN BUILDING: HABITABLE FLOOR AREA (SF)	MAIN BUILDING: TOTAL FLOOR AREA W/ CRAWLSPACE (SF)	GARAGE OR ADDITION FLOOR AREA (SF)	ACCESSORY STORAGE SHED FLOOR AREA (SF)	TOTAL BUILDING FLOOR AREAS*
EXISTING	6,139	7,989	690	425	9,104
PROPOSED	7,989	7,989	3,535	425	11,949

* Building' as defined by Multnomah County Code includes:

A structure used or intended to support or shelter any use or occupancy. Buildings have a roof supported by columns or walls

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MULTNOMAH COUNTY
PLANNING SECTION

LEGEND:

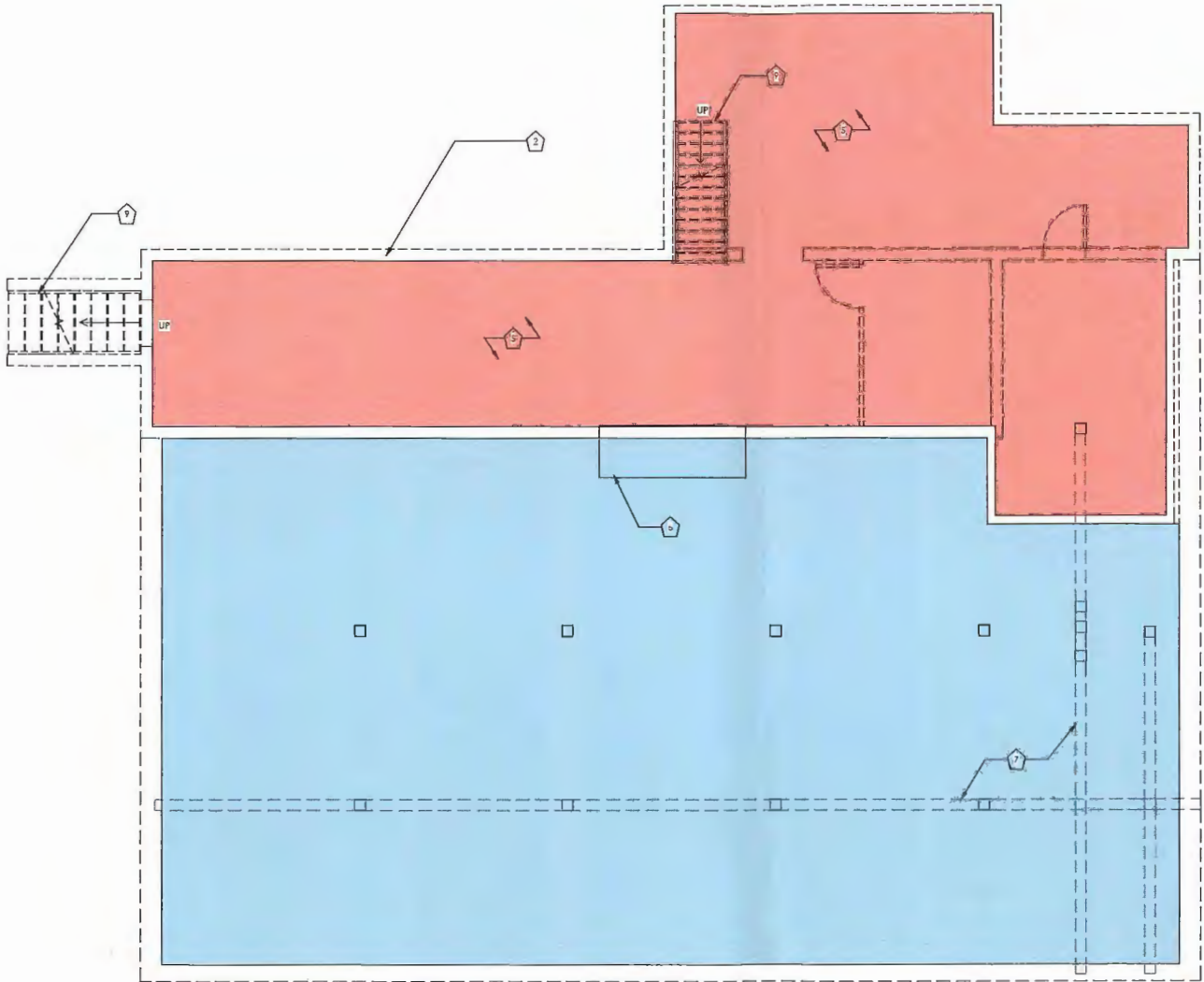
- EXISTING TO REMAIN
- - - EXISTING TO BE DEMOLISHED

GENERAL DEMO NOTES:

1. EXISTING HISTORIC FABRIC TO BE SALVAGED FOR MATCHING IN THE FOLLOWING LOCATIONS:
A. GREAT HALL PANELS/TRIM
B. VERANDA CEILING + ARCHITECTURAL DETAILS
C. WOOD FLOORING
D. MAIN STAIR
E. ANY [R] WINDOW OR DOOR AND TRIM
2. WHERE DEMOLITION IS SHOWN ON PLANS, REMOVE ENTIRETY OF NOTED OBJECT. FOR ALL OTHER AREAS TO REMAIN, EVALUATE CONDITION OF SURVIVING MATERIALS AND REPLACE WHERE REPAIR IS NOT POSSIBLE. CONFIRM SCOPE IN FIELD W/ ARCH. PRIOR TO PERFORMING WORK.

EXISTING PLAN KEYNOTES:

1. EXISTING WINDOW TO BE REMOVED, PREP TO BE REPLACED BY NEW DOOR
2. ENTIRE FOUNDATION TO BE REMOVED AND REPLACED
3. EXISTING NON-HISTORIC GARAGE AND FOUNDATION TO BE REMOVED
4. REMOVE ALL HISTORIC ROOF MATERIALS & PREP FOR NEW ROOF TO MATCH [R]
5. REMOVE EXISTING FLOOR SLAB
6. EXISTING CHIMNEY FOUNDATION TO BE VERIFIED IN FIELD
7. FIELD VERIFY & REMOVE EXISTING FOUNDATION ELEMENTS AS REQUIRED
8. EXISTING NON-HISTORIC DECK TO BE REMOVED
9. EXISTING NON-HISTORIC STAIR TO BE REMOVED
10. EXISTING NON-CODE COMPLIANT STAIR BEYOND REPAIR TO BE REMOVED AND SALVAGED FOR REFERENCE
11. EXISTING WINDOW TO BE REMOVED, PREP FOR NEW WINDOW, FRAME + TRIM
12. EXISTING DOOR TO BE REMOVED, PREP FOR NEW DOOR, FRAME + TRIM
13. REPLACE TO REMAIN AND BE RESTORED
14. EXISTING GATE TO BE REMOVED, PREP FOR NEW WINDOW AND/OR FINISHES
15. REMOVE NON-HISTORIC EXISTING DORMER TO BE REPLACED BY NEW DORMER
16. EXISTING SIDING AND INTERIOR FINISHES TO BE REMOVED, WOOD FRAMING TO REMAIN
17. REMOVE EXISTING PORTION OF MEZZANINE FLOOR



FULL BASEMENT AREA
957 SF (INTERIOR FACE OF WALLS)
1067 SF (EXTERIOR FACE OF WALLS)

CRAWL SPACE AREA:
1,722 SF (INTERIOR FACE OF WALL)
1,850 SF (EXTERIOR FACE OF WALL)

1 BASEMENT FLOOR PLAN - EXISTING
SCALE: 1/4" = 1'-0"

NOTE: INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

25% CONSTRUCTION DOCUMENTS

EMERICK ARCHITECTS
337 SE 25TH AVENUE SUITE 200 PORTLAND, OR 97204
P. 503.255.4444 M. 503.255.4444

CONSULTANT
LOGO
SPACE

REVIEW SET
NOT FOR
CONSTRUCTION

REV. #	DATE	DESCRIPTION

VIEW POINT INN &
WELLNESS CENTER
40301 E Larch Mountain Rd.
Corbett, OR 97019

MULTNOMAH COUNTY
PLANNING SECTION
BASEMENT FLOOR
PLAN - EXISTING

PROJECT NO: 1723
DRWN BY: JC CHKD BY: KMD
DATE: 09/04/2018

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