



MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Primary File #: **HR-2026-001**

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|---|---|---|
| <input type="checkbox"/> Amendment to Maps and/or | <input type="checkbox"/> Land Division: | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Residential Dwelling |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Manufactured Dwelling Park |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Partition | <input type="checkbox"/> Manufactured Dwelling |
| <input type="checkbox"/> Code Interpretation | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Temporary Dwelling Unit |
| <input checked="" type="checkbox"/> Community Service Use | <input type="checkbox"/> Replat | <input type="checkbox"/> Transportation Facilities Review** |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision | <input checked="" type="checkbox"/> Variance: |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Mixed Use Overlay Review | <input type="checkbox"/> Use Exception |
| <input type="checkbox"/> Director Determination | <input type="checkbox"/> Modification to Existing Approval | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Downtown Design Review | <input type="checkbox"/> Natural Resource Review** | <input type="checkbox"/> Willamette Greenway Review |
| <input type="checkbox"/> Extension to Expiring Approval | <input checked="" type="checkbox"/> Nonconforming-Use Alteration | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Historic Resource: | <input type="checkbox"/> Parking: | Use separate application forms for: |
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Quantity Determination | Annexation and/or Boundary Change |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Quantity Modification | • Compensation for Reduction in Property |
| <input type="checkbox"/> Status Designation | <input type="checkbox"/> Shared Parking | • Value (Measure 37) |
| <input type="checkbox"/> Status Deletion | <input type="checkbox"/> Structured Parking | Daily Display Sign |
| | | • Appeal |

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Kens Complex LLC

Mailing address: 3406 SE Johnson Creek Blvd State/Zip: 97222

Phone(s): 503.780.3399 Email: andrew.mason@kpx.com

Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above): Andrew Mason

Mailing address: _____ State/Zip: _____

Phone(s): _____ Email: _____

SITE INFORMATION:

Address: 8835 SE 42nd Ave Map & Tax Lot(s): _____

Comprehensive Plan Designation: _____ Zoning: R-MD Size of property: .73 acres

PROPOSAL (describe briefly):

SIGNATURE: I attest that I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: [Signature] Date: 3/6/2024

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.
 ** Natural Resource and Transportation Review applications may require a refundable deposit.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

DEPOSITS:

Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

| FILE TYPE | FILE NUMBER | AMOUNT <small>(after discount, if any)</small> | PERCENT DISCOUNT | DISCOUNT TYPE | DATE STAMP |
|---|--------------|---|--------------------------|--|---|
| Primary file | HR-2026-001 | \$ 0 | 100% | Waiver by Interim City Manager upon request. | Revised materials submitted 3/10/2026 Payment received 3/11/2026 |
| Concurrent application files | VR-2026-004 | \$ 750 | 25% | Discount for multiple concurrent applications. | |
| | CSU-2026-002 | \$ 37.50 | 25% | Discount for multiple concurrent applications. | |
| | | \$ | | | |
| | | \$ | | | |
| Deposit (NR/TFR only) | | | | <input type="checkbox"/> Deposit Authorization Form received | |
| TOTAL AMOUNT RECEIVED: \$ 787.50 | | | RECEIPT #: 32566 & 32567 | | RCD BY: BK |
| Associated application file #s (appeals, modifications, previous approvals, etc.): CSU-2025-002 | | | | | |
| Neighborhood District Association(s): Ardenwald-Johnson Creek (adjacent to Lewelling) | | | | | |
| Notes: Renovate the existing barn as part of the operation of the meditation center approved as a new community service use (CSU) with file #CSU-2025-002. The proposal includes a Type II variance request due to an extension of the existing nonconforming rear setback and is also being processed as a minor modification to the CSU. The historic review (HR) application is the primary application and was assessed the standard Type III fee of \$2,000. However, the applicant's request for a waiver of that fee has been granted by the Interim City Manager, in consideration of misidentification of the barn's historic status on the City's zoning map (represented online through MilwaukieMap). The additional application fees for the variance request and CSU modification are each discounted by 25% as concurrent applications in the submittal package. | | | | | |

March 5, 2026

To: Brett Kelter, Senior Planner

From: Andrew Mason, Kerns Fourplex LLC, Authorized Representative and
owner of 8835 SE 42nd Ave, Milwaukie

Re: Request for Waiver of Historical Review Fee

Brett,

Kerns Fourplex LLC is requesting a Waiver of the Historical Review Fee associated with this Land Use Action Application submitted for the proposed development of the barn adjacent to 8835 SE 42nd Ave in light of communication from City staff prior to the purchase of the property, Clackamas County tax maps, and the City of Milwaukie Comprehensive Plan affirmatively all indicating that this tax lot is not included in the historical overlay.

Please forward to the appropriate parties at the City.

Sincerely,
Andrew



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Preapplication Conference Waiver

I/We, Andrew Mason for Kerns Fourplex LLC (print), as applicant(s)/property owner(s) of The auxiliary barn at 8835 SE 42nd Ave (address of property), request to waive the requirement for a preapplication conference for the submission of a **Type II / III / IV / V** (circle one) land use application per MMC Subsection 19.1002.2 Applicability.

Please provide an explanation for the waiver request:

MMC Section 19.1002 Preapplication Conference is provided on the reverse

We have already undergone a Type III review for the community service use for this property, with the use approved on July 18, 2025. This permit application included a preconference meeting and a preconference report on the proposed project. Working with city Planning staff on this application, they have deemed an additional meeting for this part of the project unnecessary.

Signed: 
 Applicant/Property Owner

Approved: 
 Planning Director

City of Milwaukie, Land Use Planning Application
Permitting Standards for Proposed Alterations to Barn at 8835 SE 42nd Ave



Applicant

Andrew Mason
8835 SE 42nd Ave.
Milwaukie, Oregon 97222
503.780.3399

Property Owner (see Exhibit A: Copy of Deed)

Kerns Fourplex LLC (Andrew & Lori Mason, co-owners)
3406 SE Johnson Creek Blvd
Portland, Oregon 97222
503.780.3399

Map number: 11E25aa09501
11E25aa09500

Parcel 1: The East 136 feet of Lot 1, Block 1 MASONMEAD, in the City of Milwaukie
EXCEPT the North 11 feet of the East 100 feet of said Lot 1

Parcel 2: Lot 1, Block 1, MASONMEAD, in the City of Milwaukie

Comprehensive Plan designations

- The house on Parcel 2 is designated as a **Significant Historic Resource** on the City's Comprehensive Plan.
- There are no additional relevant Comprehensive Plan designations.

Zoning

The property is zoned **R-MD**. It is located immediately across Roswell St from a parcel zoned **SMU**.

Contents

- **SECTION 1: Introduction & Project Summary**
- **SECTION 2: 19.301.4 Development Standards (R-MD zone), 19.502.2 Accessory Structures**
- **SECTION 3: 19.403.5.E 1-10 Historic Resource Alteration Standards and Approval Criteria**
- **SECTION 4: 19.804.2 Alterations of Nonconforming Development Standards**
- **SECTION 5: 19.904.5.C Minor Modifications to an Approved Community Service Use**
- **SECTION 6: 19.911 Variances**
- **SECTION 7: Additional drawings, surveys necessary to understand the proposed use**

SECTION 1: Introduction & Project Summary

Introduction

Project Team

- **Architect**
Telford + Brown Studio Architecture, Jay Didion, Designer & Senior Project Lead
- **Owner**
Kerns Fourplex LLC, Andrew Mason, Authorized Representative
- **Occupant**
Jane Lawson, Ring of Moss, Moderator
- **Structural Engineer**
Madden & Baughman, Tom Baughman, PE, SE, Principal
- **Contractor**
Radius Design-Build, Inc. Eric Knott, Owner

Submittal Requirements

Detailed statement that addresses how the proposal meets the following:

19.301.4 Development Standards

19.403.5 Alteration and Development of a Historical Resource Standards

19.804.2 Alterations of Nonconforming Development Standards

19.904.5.C Minor Modifications to an Approved Community Service Use

19.911 Variances

Project Summary

Overview

8835 SE 42nd Ave, “The Mason Farm” consists of two parcels, the first with a two-story Farmhouse construction residential structure, originally built by Florence and Jelmer Mason on their 10-acre apple orchard near their parents’ 100-acre plot (Mason Lane & Fieldcrest area). The second parcel – the focus of this permit application – includes a two-story accessory structure to the residence, a cider barn (hereafter identified as “the barn”). The 1.5 page *Historic Resource Survey* dedicates the bulk of its narrative to the background of the Masons, Florence and Jelmer, who established and lived at the Mason Farm; as well as providing background on their parents, who lived down the street at what is now 9405 SE 42nd Ave. Florence Mason was from the prominent local Jennings family (of Jennings Lodge).

Ring of Moss (“ROM”) is a Zen Buddhist meditation group affiliated with the [Diamond Sangha](#). The mission of the group is to provide community-connected Zen practice for interested lay Zen practitioners. This includes meditation, study, and community work that supports a stronger, healthier community and world. A member of ROM acquired the Mason Farm in January 2025 and the group was approved for a Community Service Use for the two lots composing the Mason Farm on July 18, 2025. We are nearing completion of the renovation of the house to be used as a residence. This application focuses on Parcel 1 and the preservation and renovation of the property’s barn.

As described in ROM’s 2025 *Community Service Use Application*, Kerns Fourplex LLC, the landowner, is seeking a building permit from the City of Milwaukie (“City”) to preserve and renovate the barn. While the barn is not formally designated as a historic resource in the City’s Comprehensive Plan or on the Clackamas County tax maps, ROM and Kerns Fourplex LLC are working with City staff to conduct a formal review of its inclusion in the municipal historic over, treating it as the historic resource that it appears was intended at the time of the designation of the farmhouse residence on the adjacent lot in 1993.

Kerns Fourplex LLC (“Kerns LLC”) is an LLC owned by Andrew and Lori Mason (spouse) that purchased the “Mason Farm” property at 8835 SE 42nd Ave to serve as a home for the Ring of Moss group. The residence will be a primary residence to a group member and a temporary home for Ring of Moss practice while we develop the barn on the adjacent lot (also owned by Kerns LLC). Current plans for the barn described in this application contemplate maintaining the existing footprint and renovating the existing barn structure. Upon completing the barn renovation, Ring of Moss will function out of the barn alone with the house serving only as a primary residence.

Our Plan

Our preservation and renovation plan preserves the barn's existing footprint and primary exterior features. It calls for a full interior renovation, converting a raw barn space into a functional four-season interior with structural upgrades that preserve and secure the existing second story, in addition to adding plumbing, electricity, and HVAC upgrades. The proposed layout and exterior elevations are included in this application. The barn's historic status remains in question and its date of construction is unclear with documents showing conflicting information. Following national historic preservation standards, we intend to retain the barn's distinctive existing masonry shell, one of two architectural features identified in documents that established the farmhouse's historic status in 1992. While distinctive architecturally, this unreinforced, hollow clay block masonry would be structurally insufficient during a seismic event. To retain the building's distinctive exterior, we are proposing the construction of a new structural system within the existing exterior shell. This system would then help support the existing exterior walls, increasing the likelihood of this feature surviving into the future. The existing roof would be rebuilt with new framing, as the existing framing has started to fail in places, illustrated by bracing that was added at an unspecified date to stop the rafters from separating at the top plate of the north wall. Upgrades to the structure and roof will require removal of existing interior materials, not visible from the exterior. Making the space functional for meditation and able to accommodate elders requires the addition of a lift to access the barn's existing second floor. New dormers will be needed to accommodate the lift and a code-compliant stair.

Per the City of Milwaukie Municipal Code, based on the zoning of the lot, the building is currently "non-conforming" due to its footprint size and placement on the lot (described further below), therefore, no alteration of the building footprint is proposed.

All alterations proposed are contingent on ROM's ability to identify available funding.

Proposed Alterations to the Barn include:

- ***Gut and replace entire interior.***
- ***Replace entire roof, retaining small turret detail and adding two dormers and skylights that do not increase the roof height and retain the existing roof slope.***
- ***Modify building penetrations to allow for security, egress compliance, and energy-efficient upgrades.***

SECTION 2: 19.301.4 Development Standards (R-MD zone), 19.502.2 Accessory Structures

Relevant Design Standards for accessory structures in the R-MD zone are as follows:

Maximum Building Height = Lesser of 25' or not taller than highest point of primary structure. (the primary structure also measures approximately 25' to its highest point).

Maximum Building footprint = lesser of 75% of primary footprint or 1,500sf. Primary building footprint = 1,550sf, therefore max accessory footprint = 1,162sf.

Front Yard Setback = Not allowed in front yard unless 40' away from front lot line.

Rear Yard Setback = Base zone applies – 20'

Street Side Yard Setback = Base zone applies – 20'

Side Yard Setback = Base zone applies – 5'

Maximum Lot Coverage (Lot >7,000sf) = 20% = 6,360sf

The existing barn dimensions are as follows:

Building Height = 16' (measured per 19.202.2.B to average height of pitched roof) – Conforms

Building Footprint = 1,805sf (1,162sf maximum allowed) – Non-Conforming by 643sf

Front Yard Setback = 148' – Conforming

Rear Yard Setback = 6" – Non-Conforming by 19'-6"

Street Side Yard Setback = 63' - Conforming

Side Yard Setback = 67' – Conforming

Lot Coverage = Barn (1805sf) + House (1550sf) = 3,355sf = 10.5% of lot - Conforming

The existing building, being an accessory structure to the primary residence, is non-conforming in two specific areas per City Code Table 19.502.2.A.1.a. The building footprint is 643sf over the maximum allowed for an accessory structure and the building sits 19'6" within the required 20' rear setback. Proposed changes to the building, including the addition of dormers, do not increase the measure of non-conformity of either of these factors. The additions of the dormers however, while not adding to the building footprint or height, do add building volume within the non-conforming setback encroachment. The dormers' closest point (west eave projection) is 16'-2" from the rear lot line, and should be noted that this volumetric addition occurs above and within the existing roofline, adding minimally to the form of the building when viewed from the direction of the rear lot line (SE 41st Ave). The full height of the dormers (at the dormer ridge) is located outside the required setback.

SECTION 3: 19.403.5.E 1-10 Historic Resource Alteration Standards and Approval Criteria

The Mason Farm consists of two parcels, the first includes a 1916, two-story Farmhouse construction, originally built by Florence and Jelmer Mason on their 10-acre apple orchard, near their parents' 100-acre plot (Mason Lane & Fieldcrest area). The second parcel includes a two-story cider barn, the year of construction unknown, presumed to be between 1916 – 1950.

The *Historic Resource Survey Form* (see Exhibit B) used to designate the house as a historic resource (and attached to this application) calls out numerous details regarding the residence's architectural design, the horizontal wood siding construction, the "balcony with railings", and the "parklike setting" and identifies the barn only as a "2 Story barn" that "sets behind the house." It does not call out any architectural features. Many paragraphs in the *Survey* are dedicated to the background of the Masons, Florence and Jelmer, who lived there. Florence was from the prominent Jennings family (of Jennings Lodge). Additional information available in the [2011 City of Milwaukie Historic Resource Presentation](#), calls out the barn's "masonry and wood siding" which this proposal would preserve.

1. Retention of Original Construction

Distinguishing original qualities defining a resource's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided.

Response: Frankly, it has been quite difficult to determine which are the barn's "distinguishing original qualities defining [its] character". The effort to establish the barn as a historic resource appears unconcerned about preserving the barn, with no features called out specifically in the application, and a subsequent report identifying the incorrect adjacent residence. Our plan includes preservation of the existing footprint, retention of the bulk of existing visible exterior materials – the hollow masonry – while introducing interior enhancements necessary to the preservation of the barn as a functional structure in the future. Proposed alterations do not increase the number of building penetrations and proposed penetrations all serve to upgrade safety and security of users and contents, as well as provide egress and increased energy efficiency.

Further, the oldest available 1939 Sanborn maps do not include the barn, complicating the determination of its original construction. Use of the unreinforced masonry was a norm until 1950 complicating the location of the barn's the construction within a specific decade.

The building is comprised of a poured concrete stem wall of various heights, supporting upper sections of walls built with hollow clay tile (the building's most unique feature). There are four door openings and three "window" penetrations in the ground floor walls. The openings are all

approximately 10' wide and of various heights (one of which has been partially infilled to reduce the door height). The existing doors are all double, outswing, barn doors, some of which are built with overlapping planks, some of which with 2x framing and plywood. The "window" opening all occur at the top of the south wall and have been covered with planks or plywood. The gable roof is composed of (assumed) original undersized framing (by current standards) which had begun to separate from its anchor point at the top plate of the north wall. These rafters have been braced at this area (as mentioned above) to prevent further collapse. It is not known when this bracing was installed. The original skip sheathing is visible from inside, on top of which, a layer of plywood sheathing which would have been installed when the roof was re-roofed with composition shingles. The gable ends are clad with flat (non-lapped) 7" wide wood siding. There is a loft-access door in the east gable, and three "window" openings in the west gable. From the framing, it is not clear that these openings ever contained window units.

Our proposal retains the ground floor concrete and clay block walls, with the exception of expanding the heights of the existing penetrations on the south wall. All other proposed window and door openings occur within existing penetrations. The gable end siding will need to be replaced, as it is degraded and was not intended to be a true weather cladding to begin with (rather allowing ventilation between the boards). We would propose to use a shiplap siding of the same width which would mimic almost exactly the existing siding, while providing adequate weather protection for the proposed conversion of the building to a conditioned structure. The gable fronts of the proposed dormers would be clad with this same siding. As described above, the only original components of the roof is the framing which has begun to fail. We are proposing to rebuild the main roof to match the existing form. This approval criteria is met.

2. Building Height

Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a building's permanent elevation when constructing a foundation shall be avoided, except as required by building code or floodplain development permit.

Response: We are not proposing to alter building height. The main roof will be re-built to match the existing height and pitch. The proposed dormers are designed with the same pitch as the main roof and do not project above the main ridge line. As a result this approval criteria is met.

3. Horizontal Additions

The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building. Contemporary design for alterations and additions is acceptable if the design respects the building's original design and is compatible with the original scale, materials, and window and door-opening proportions of the building.

Response: The proposed design includes two new dormers added to the roof form. These dormers are necessary to provide the desired egress and accessibility to the second story while preserving the existing dimensions of the upper floor, allowing it to function as an integral element of the building's intended program.

Adding a code compliant stair and a lift to the building without the dormers would greatly reduce the second floor area, making its intended use as the main meditation space far less feasible and therefore diminishing the usefulness of the building as a whole for its intended use.

The dormers, as noted above, are designed as traditional pitched roofed, gable front volumes that will match the roof pitch of the main roof. The gable front will be clad with siding to match the main gables of the building.

As a result the approval criterion is met.

4. Windows

Window replacements shall match the visual qualities of original windows as closely as possible. Wood window frames are preferred in meeting this standard. However, if non-wood replacements exhibit similar visual qualities as their wooden counterparts, they may be acceptable. The original number of window panes shall be maintained or restored when replacements are required.

Response: There is no evidence of original windows being installed on the structure. All penetrations contain either doors or are open air penetrations for ventilation and/or light. The upper "window" openings on the west gable noted in the historical assessment as having had windows removed, show no evidence of a window frame attachment. It is our assumption that these openings were for ventilation and at most, screened. New windows will be installed in the new dormers, within the existing openings at the upper gables, and at some of the original door openings as shown in the elevations. We are proposing to install modern, energy-efficient wood-clad units. The units are clad on the exterior in fiberglass which can be painted to match the residence window units. The units will be casement or stationary with simulated divided lights to match the aesthetic of the second floor windows of the main residence. (See Exhibit E) Four sky lights will be added to the north side of the second floor roof. This addition minimizes

additional penetrations on the vertical walls while admitting sufficient light into the second floor space. As a result this approval criterion is met.

5. Restoration Possible

Except where building code precludes it, new additions or alteration to buildings shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original building could be restored.

Response: The only additions proposed to the building are the two dormers which are volumes essentially attached to the existing main roof volume. Removing these volumes in the future would leave the existing main roof form intact, requiring only infill to restore the roof back to its original form. The major alterations of the building are the proposed expansion of three existing penetrations at the south wall. These alterations provide two new doors and one enlarged window at locations of existing louvered ventilation openings. The proposed changes retain the existing width of the openings, only increasing their height as needed. Infill of the expanded openings would restore the south wall back to its original form if desired. We will make every effort preserve and maintain original block material for future reuse, as feasible. All other proposed window and door placements have been placed within existing building penetrations. This approval criterion is met.

6. Signs and Lighting

Signs, lighting, and other appurtenances (such as walls, fences, awnings, and landscaping) shall be visually compatible with the original character of the building.

Response: We plan to post one sign identifying the barn's historic significance on the 41st Avenue side of the barn allowing passers-by easy access to learn about the barn's history. The sign will be of wooden construction and framed using recycled materials from the house and barn renovation, keeping it visually compatible with the original character of the building. As a result this approval criterion is met.

7. Time Period Consistency

Buildings shall be recognized as products of their own time. Alterations that have no Historical basis or which seek to create an earlier appearance shall be avoided.

Response: This standard poses a challenge. Available information is undefinitive and appears to have been compiled somewhat haphazardly. At the time of purchase the barn itself was not

included in the historic overlay along with the residence, and still does not show this way on the city Zoning map. The report detailing the importance of this structure identifies the barn only as a “2 Story barn” that “sets behind the house.” A later report on historic Milwaukie structures identifies this address and the Mason Farm as being a “significant” historic resource, but the only image shown is of a building that is not on this property. Structural research reveals modifications to the building, including the entire roof, that make it very difficult to identify a specific date for the barn’s construction. The alterations in our proposal involve the addition of dormers that are consistent with the existing roof form and building type, as well as the replacement of deteriorated wood siding with that of identical appearance. There is little evidence that the existing window openings contained window units and most of the existing doors are plywood clad recent constructions. It is our intention to infill the existing window and door penetrations with modern thermally efficient units. The window units would match the scale and proportion of the residence as the best standard for time period consistency, while doors are intended to mimic the utilitarian, site-built barn door construction. With the exception of the enlarged openings on the south wall, all window and door configurations would be designed to express the original wall penetrations. As a result this approval criterion is met.

8. Visual Integrity/Style

Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a building, shall be maintained or restored as far as is practicable.

Response: The alterations proposed do not impact the “masonry” named in the *2011 Historic Resource Presentation* other than at the locations of the enlarged penetrations on the south wall. The remaining masonry will not only be preserved, but strengthened by the new interior structure. New shiplap siding will replace the greatly deteriorated existing siding on the second story gables as well as at the new dormers. The new siding will be painted to match the existing, which matches the lap siding of the residence. Retaining the footprint, overall structure, and building exterior means that any other details will not be altered. This approval criterion is met.

9. Replacement or Additional Materials

Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, or an addition is proposed, new

materials should match those of the original building, to the extent possible, in composition, design, color texture, and other visual qualities.

Response: Whenever possible, deteriorated architectural features shall be repaired rather than replaced. As stated above, the gable walls are clad with wood siding that will need to be replaced. The existing siding consists of flat 7” boards which do not lap or interlock. We propose to replace the existing siding with wood shiplap siding of matching width which will closely match the existing, while providing a competent weather cladding. The dormer additions will utilize the same wood siding. All siding will be painted to match the existing siding color, which matches the main house.

As a result this criterion is met.

10. Buffering

An appropriate buffer or screen, as provided under Subsection [19.504.6](#), may be required when a new commercial or industrial improvement or use is proposed on or adjacent to a designated resource, or within or adjacent to an historic district.

Response: Our proposal does not include any additional buffering or screening to this residential lot. The criterion does not apply.

SECTION 4: 19.804.2 Alterations of Nonconforming Development Standards

A. *Alterations or expansions that increase or extend the nonconformity are not allowed unless a variance is approved pursuant to Section [19.911](#).*

As mentioned above, the existing building is nonconforming in two specific ways per Table 19.502.2.A.1.a. The building footprint is 643sf over the maximum allowed for an accessory structure and the building sits 19’-6” within the required 20’ rear setback. The proposed project introduces two large dormers to the existing roof form which are located partially within the rear yard setback as mentioned above. It should be stated that the addition of these dormers does not increase the square footage or the distance by which the building is nonconforming per Section 19.502 as the dormers do not extend outside the existing footprint, and do not increase the building height. The dormers do however add volume within the area that the building is encroaching into the rear setback. This alteration would require a Type II variance approved pursuant to Section 19.911 of the City code as rdescribed in **SECTION 6** of this proposal.

SECTION 5: 19.904.5.C Minor Modifications to an Approved Community Service Use

Approval Standards for Minor Modifications to an Approved Community Service Use

1. *Does not increase the intensity of any use*

Response: This proposal does not request any change in intensity of use. The usage described in the approved July 18, 2025 Community Service Use permit remain in force. As a result this criterion is met.

2. *Meets all requirements of the underlying zone relating to building size and location and off-street parking and the standards of Title 19*

Response: The applicable provisions of Title 19 are being addressed in **SECTION 3: Historic Resource Alterations** and **SECTION 6: Variance**. As a result this criterion is met.

3. *Does not result in the deterioration or loss of protected natural features, open space and does not negatively affect nearby properties*

Response: This proposal does not propose any change to natural features or open space, that has not already been approved in the July 18, Community Service Use permit. The addition of two dormers is the only possible modification that could negatively affect a neighboring property, but the addition is modest and setback some 40 ft from the property line as described above in **SECTION 4**. As a result this criterion is met.

4. ***Does not alter or contravene any conditions placed on the development***

Response: This proposal does not request and changes placed on the development and community service use per the approved July 18, 2025 Community Service Use permit, therefore it doesn't not contravene any conditions named in the permit that remain in force. As a result, this criterion is met.

5. ***Does not cause any public facility to fail to meet applicable standards***

Response: This proposal does not include any changes to transportation, water, sewer, and storm drainage, or any other public facilities that has not already been included and addressed in the approved July 18, 2025 Community Service Use application. As a result this criterion is met.

SECTION 6: 19.911 Variances

The proposed project is requesting a Type II Variance. 19.911.3.B.2 allows for “a variance of up to 25% to a...rear yard width standard.” We believe the proposed project meets all of the Variance Approval Criteria in Subsection 19.911.4.A as follows –

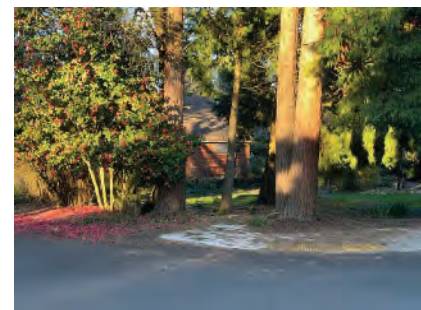
1. The proposed variance, or cumulative effect of multiple variances, will not be detrimental to surrounding properties, natural resource areas, or public health, safety, or welfare.

Response: The requested variance makes possible a significant private investment in a municipal historic asset, facilitating its preservation as an alternative to allowing it to deteriorate further over time through disuse. Additionally, the preservation investment includes significant safety upgrades by stabilizing the unreinforced hollow masonry structure that would be a liability in a seismic event. Access and egress to the second story are necessary for this investment, to allow the space to function as a meditation center, and second floor access and egress require dormers given the layout of the existing structure. Full adherence to the baseline code requirements would make proceeding with this project not feasible.

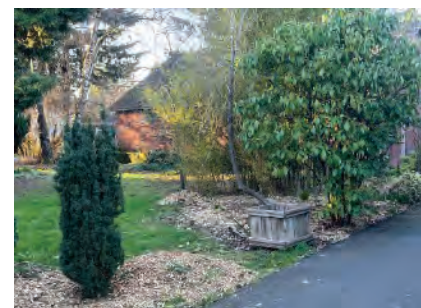
Further, the rear setback in question is located on a public way - SE 41st Avenue. The nearest property is located across SE 41st with approximately 40' between lot lines. The proposed dormers do not increase the distance the building encroaches into the setback, the footprint, or the height of the building. Since the dormers are located behind the face of the building fronting the SE 41st lot line, there is minimal visual impact to the properties in that direction. Views showing thick vegetation and limited visibility from the three public corners at the street level of the barn - NW, SW, SE - are included in the photos below. As a result this approval criterion is met.



The two photos on the left - NW corner and west face from 41st Ave - show virtually the dormer massing as proposed.



The two photos on the right SW and SE corners show the thick vegetation impeding any view of the dormers.



2. The proposed variance will not interfere with planned future improvements to any public transportation facility or utility identified in an officially adopted plan such as the Transportation System Plan or Water Master Plan.

Response: This proposal does not include any changes to transportation, water, sewer, and storm drainage, or any other public facilities that has not already been included and addressed in the approved July 18, 2025 Community Service Use application. As a result this criterion is met.

3. Where site improvements already exist, the proposed variance will sustain the integrity of, or enhance, an existing building or site design.

Response: As mentioned in response to 1. A above, this variance makes possible a significant investment in a municipal historic asset. Though there are not existing site improvements, the proposed variance will make possible additional site improvements that preserve the durability of this municipal asset and the overall site.

4. Impacts from the proposed variance will be mitigated to the extent practicable.

Response: Impacts from the proposed variance will be mitigated by using matching materials to maintain visual consistency, maintaining the full tree canopy on the site's perimeter, mitigating the structure's impact on the visible horizon, and minimizing the dormer size and therefore its encroachment into the setback. As a result this criterion is met.

5. The proposed variance would allow the development to preserve a priority tree or trees, or provide more opportunity to plant new trees to achieve 40% canopy, as required by Chapter 16.32 (when applicable).

Response: The proposed variance has no bearing on priority trees or the tree canopy. This criteria does not apply.

SECTION 7: Additional drawings, surveys necessary to understand the proposed use.

Please see Attached Exhibits (Exhibits have been sequenced starting with D, to coincide with Exhibits provided in the associated community service use permit application for 8835 SE 42nd Ave) –

- **Exhibit A: Copy of Deed**
- **Exhibit B: 1991 Historic Resource Survey Form**
- **Exhibit C: Site Plan, Existing Floor Plan, Proposed Floor Plans, and Proposed Elevations**
- **Exhibit D: Proposed period-appropriate window**

Exhibit A: Copy of Deed (page 1 of 4)

RECORDING REQUESTED BY:



650 NE Holladay Street, Ste 850
Portland, OR 97232

| | |
|---|--|
| Clackamas County Official Records Catherine McMullen, County Clerk | 2025-003184 01/29/2025 11:36:01 AM |
| D-D \$20.00 \$16.00 \$10.00 \$20.00 \$62.00 | Cnt=1 Str=110 LILLIE \$128.00 |

AFTER RECORDING RETURN TO:

Order No.: 472524003824-CC
Andrew Dyke Mason
Kerns Fourplex LLC, an Oregon limited liability
company
3406 SE Johnson Creek Blvd
Milwaukie, OR 97222

SEND TAX STATEMENTS TO:

Kerns Fourplex LLC, an Oregon limited liability
company
3406 SE Johnson Creek Blvd
Milwaukie, OR 97222

APN:00001027
00001018
Map: 11E25aa09501
11E25aa09500

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Cheryl A. Butcher-Doty and Christopher B. Butcher, Trustees of The Geraldine D. Butcher Trust dated September 6, 2018, Grantor, conveys and warrants to Kerns Fourplex LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

PARCEL I:

The East 136 feet of Lot 1, Block 1, MASONMEAD, in the City of Milwaukie, County of Clackamas and State of Oregon, as cut off by a line drawn parallel with the West Boundary line thereof,

EXCEPT the North 11 feet of the East 100 feet of said Lot 1.

PARCEL II:

All of Lot 1, Block 1, MASONMEAD, in the City of Milwaukie, County of Clackamas and State of Oregon.

CHICAGO TITLE 472524003824-CC

Exhibit A: Copy of Deed (page 2 of 4)

STATUTORY WARRANTY DEED
(continued)

State of Oregon.

EXCEPT the East 136 feet thereof as cut off by a line drawn parallel with the West Boundary line thereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (**\$820,000.00**). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Exhibit A: Copy of Deed (page 3 of 4)

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1/28/25

The Geraldine D. Butcher Trust dated September 6, 2018

BY: *Cheryl Butcher Doty*
Cheryl A. Butcher-Doty
Co- Trustee

BY: *Chris Butcher*
Christopher B. Butcher
Co- Trustee

State of Oregon
County of Clatsop

This instrument was acknowledged before me on 1/28/25 by Cheryl A. Butcher-Doty, as Co- Trustee for The Geraldine D. Butcher Trust dated September 6, 2018 and Christopher B. Butcher, as Co- Trustee for The Geraldine D. Butcher Trust dated September 6, 2018.

Tonya Rae Weaver
Notary Public - State of Oregon

My Commission Expires: 1/03/2026

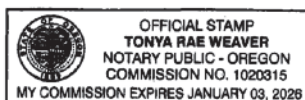


Exhibit A: Copy of Deed (page 4 of 4)

EXHIBIT "A"
Exceptions

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Milwaukie, Oregon, a municipal corporation
Purpose: Street, sidewalk and utilities
Recording Date: July 26, 2000
Recording No: 2000-048329
Affects: Reference is hereby made to said document for full particulars

Exhibit B: Historic Resources Survey Form (page 1 of 2)

see file # HR-92-03

OCT 18 '81 13:03

P. 2 2

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: Clatsop

HIST. NAME: Mason Farm DATE OF CONSTRUCTION: 1916
 COMMON NAME: _____ ORIGINAL USE: Fruit Orchards & Farm
 ADDRESS: 8835 S. E. 42nd Ave. PRESENT USE: Family Residence
 CITY: Milwaukie, Or. ARCHITECT: _____
 OWNER: Alvin S. & Geraldine D. Butcher BUILDER: Original Owner / Jelmer Mason
 T/R/S: 1S 1E 25 THEME: Farmhouse Style
 MAP NO.: A A TAX LOT: 09500, 09501 STYLE: _____
 ADDITION: _____ BLDG. STRUC. DIST. SITE OBJ. (CIRCLE) _____
 BLOCK: _____ LOT: _____ QUAD: _____ RANKING _____
 (9500 & 9501)

PLAN TYPE/SHAPE: 2 Story & Basement Farmhouse Style NO. OF STORIES: 2
 FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): _____
 ROOF FORM & MATERIALS: Composition (Originally Shake)
 WALL CONSTRUCTION: Wood, Lath & Plaster STRUCTURAL FRAME: _____
 PRIMARY WINDOW TYPE: Wood Sash
 EXTERIOR SURFACING MATERIALS: Wood Siding (Horizontal)
 DECORATIVE FEATURES: Balcony With Railings
 OTHER: _____
 CONDITION: GOOD FAIR _____ POOR _____ MOVED _____ (DATE) _____

EXTERIOR ALTERATIONS/ADDITIONS (DATED): Redwood Deck, Lattice and Railings added to deck area
 NOTEWORTHY LANDSCAPE FEATURES: Parklike setting, large fir trees and rhododendrons. Many kinds of shrubbery and trees.
 ASSOCIATED STRUCTURES: 2 Story Barn
 KNOWN ARCHEOLOGICAL FEATURES: _____

SETTING: Sets behind house.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts). USE ADDITIONAL SHEETS IF NECESSARY:
Original owner, builder, Jelmer & Florence Mason, fruit (apple) grower and flower (bulb) grower served an agricultural purpose to the community and shipped their products to California and Eastern States. Products consisted of apples, apple cider (manufactured by Mason's on this property), variety of bulbs. Time period 1916-1950's
The Mason's were well known in the community. Jelmer Mason's property included 10 Acres Boundaries were - East/42nd Avenue to West/38th Avenue, North/Johnson Creek Blvd., South/Roswell St. Today the property is a little under one acre.
Jelmer Mason planted 28 varieties of apples and manufactured and bottled apple cider on their property. The cider was sold in Oregon and California. Jelmer's niece, Margaret Evans, retired school teacher, remembers when his apples won many blue ribbons at the
 SOURCES: _____

NEGATIVE NO.: _____ RECORDED BY: _____
 SLIDE NO.: _____ DATE: _____

SHPO INVENTORY NO.: _____

Exhibit B: Historic Resources Survey Form (page 2 of 2)

Continued Re: Oregon Inventory of Historic Properties Historic Survey Form - Pg. 2/2

Statement of Significance -

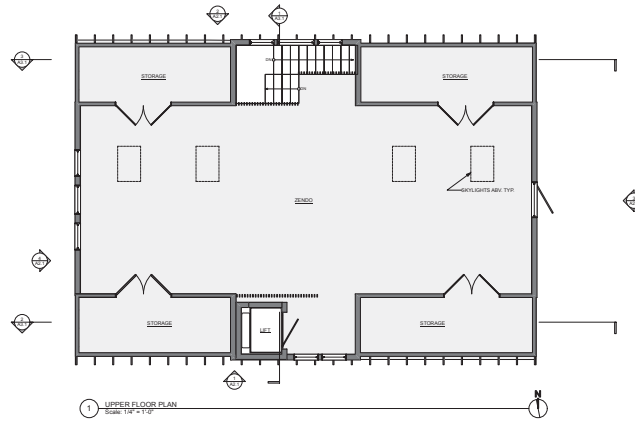
Oregon State Fair in Salem in the 20's. She traveled there with the family by horse and buggy. Jelmer also grew flower bulbs (daffodils and peonies) and shipped them to California and Eastern States.

Jelmer was involved in business with Oregon State Agriculture. He raised seeds for Oregon State University Flax Experimental Program. He grew "Fax Hair Seed" used for earth holding purposes.

Jelmer's parents, Yence and Maria Mason both came from Norway. They purchased 100 acres in 1873 of nearby property which bordered 42nd Avenue and Johnson Creek Blvd., and includes Mason Lane and Fieldcrest Area. There were no other Norwegians in the area. Their property was one of the largest fruit orchards in the area.

Florence Mason's maiden name was Jennings. Her unclé settled Jennings Lodge. Her father came to Jennings Lodge in 1850. Her mother was the first white person to be born out of Coquille. Florence taught grades one (1st) thru four (4th) at Wichita Grade School.

Jelmer and Florence Mason were prominent in the community. They were active in their Church, Milwaukie Congregational on Logus Road and the cross on the alter is a memorial in their names. The Milwaukie Congregational Church is celebrating their 100th Anniversary this year.



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OR F.O. STUDY U.N.C.

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CONSTRUCTION**

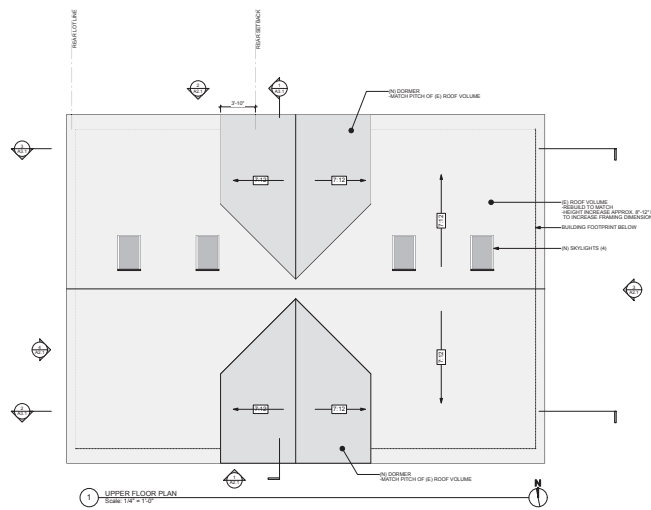
MASON FARM ZENDO

8835 SE 42nd Ave
Milwaukie, OR 97222

| DESCRIPTION | DATE | PROJECT #20181 |
|---------------|------------|----------------|
| AS REFERENCED | 01/10/2018 | |
| | | |
| | | |
| | | |
| | | |

UPPER FLOOR
PLAN

A1.1



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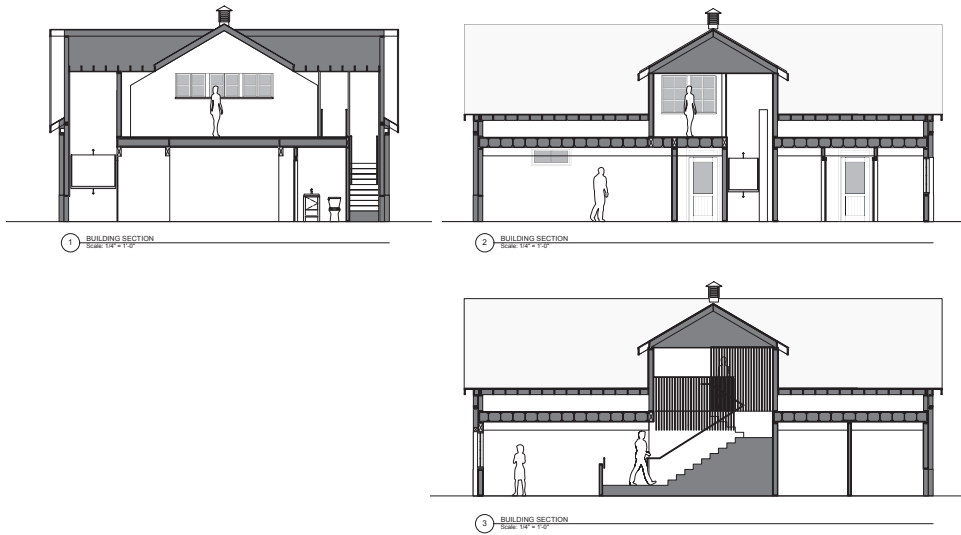
MASON FARM ZENDO

8835 SE 42nd Ave
Milwaukie, OR 97222

| DESCRIPTION | DATE | PROJECT #20181 |
|---------------|------------|----------------|
| AS REFERENCED | 01/10/2018 | |
| | | |
| | | |
| | | |
| | | |

ROOF PLAN

A1.2



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 A R C H I T E C T U R E
 601 West 10th Avenue, Suite 900
 Portland, OR 97207

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 CONSTRUCTION**

MASON FARM ZENDO
 8835 SE 42nd Ave
 Milwaukie, OR 97222

| PROJECT # | DATE |
|-----------|------|
| | |
| | |
| | |
| | |
| | |

BUILDING
 SECTIONS

A3.1

Exhibit D: Proposed period-appropriate window

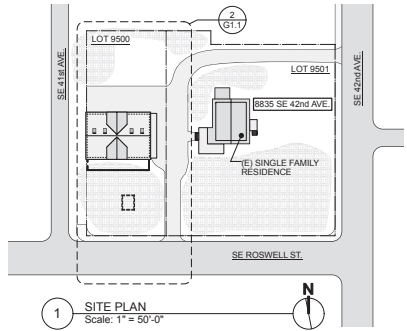
We propose introducing windows to the barn dormers with energy-efficient wood windows with exterior fiberglass veneer that matches the visual qualities of house's original windows. This type of window was approved through the historic review process during the Community Service Permit review in June 2025.



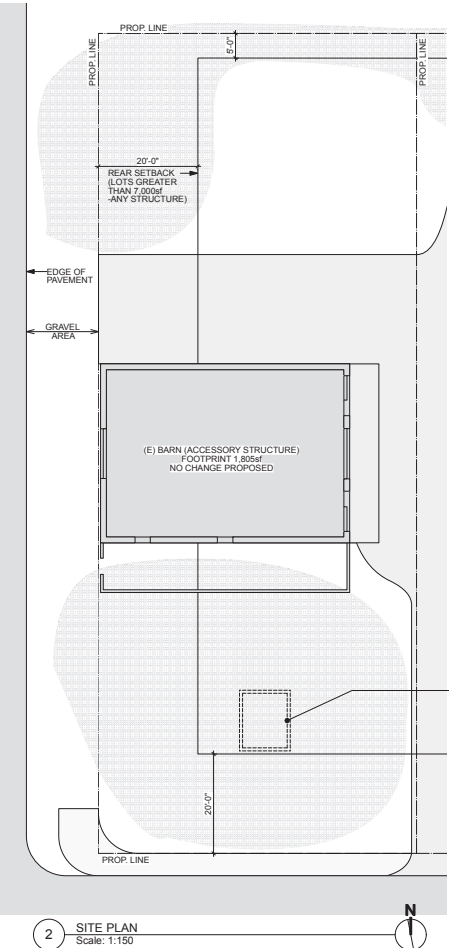
The image on the left shows an existing, original window on the house. The one on the right shows the window style (Marvin Elevate Wood-Clad Casement) selected to match the aesthetic of the divided light casements on the residence upper floor, including the original shown here (window dimensions are not accurate). The replacement window and trim would match the appearance of the one shown in the plan elevations.

[THIS is a link](#) to the Marvin website providing additional detail on the selected replacement window and the styles available.

Exhibit C (full-size plan sheets)

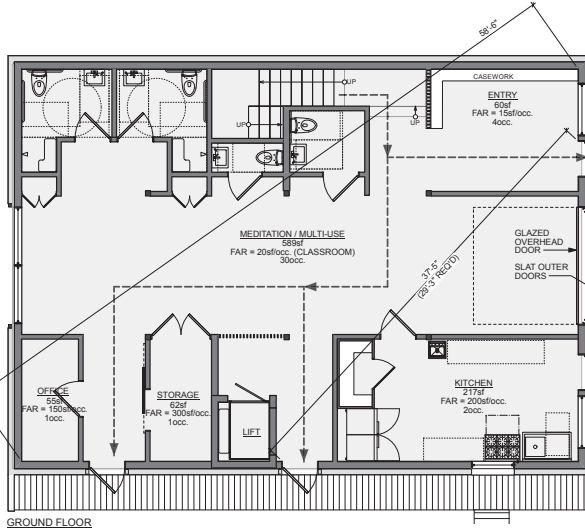
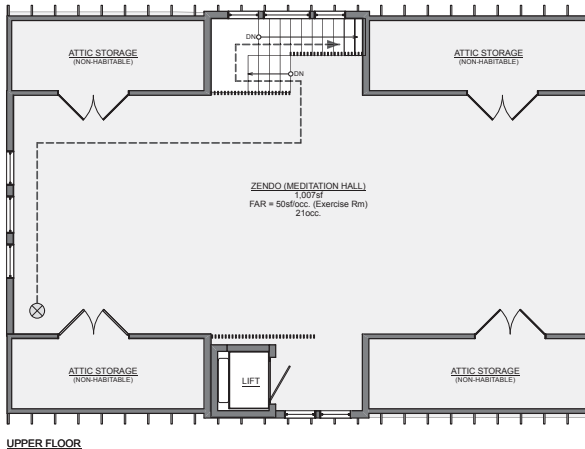


| SITE INFORMATION - (MILWAUKIE MUNICIPAL CODE) | |
|---|---|
| ADDRESS : | 8835 SE 42nd Ave, MILWAUKIE, OR 97222 |
| JURISDICTION: | CITY OF MILWAUKIE |
| ZONING: | R-MD (Residential-Moderate Density) |
| PROPERTY ID#(2): | 11E25AA09501 *PRINCIPAL LOT W/ EXISTING RESIDENCE, NO WORK PROPOSED -AREA: 21,261sf 11E25AA09500 *ASSOCIATED LOT W/ PROPOSED BUILDING RENOVATION. - This is a separate taxlot with no existing unique address. - AREA: 10,542sf |
| ZONING CODE PARAMETERS - (MILWAUKIE MUNICIPAL CODE - MMC) | |
| LOT: | 11E25AA09500, 11E25AA09501 |
| LOT AREA: | 31,803sf |
| SETBACKS (PRIMARY): | FRONT: 20' REAR: 20' SIDE: 5' SIDE (STREET): 20' |
| SETBACKS (ACCESSORY): | FRONT: NOT ALLOWED IN PRIMARY STRUCTURE FRONT YARD UNLESS 40' FROM FRONT LOT LINE. REAR: 20' SIDE: 20' SIDE (STREET): 20' |
| LOT COVERAGE (MAX): (LOT OVER 7,000sf) | MAX ALLOWED: 20% OF LOT AREA = 6,360sf EXISTING: 1,805sf |
| BUILDING HEIGHT: | MAXIMUM ALLOWED = 35' EXISTING (MEASURED PER MMC-19.202.2.B) RESIDENCE = 24' BARN (ACCESSORY BLDG) = 15'-10" |
| ACCESSORY BUILDING FOOTPRINT | MAXIMUM ALLOWED = 20% OF PRIMARY = 1,162sf EXISTING = 1,855sf (NON-CONFORMING - NO CHANGE PROPOSED) |



| BUILDING CODE PARAMETERS - (2022 OREGON STRUCTURAL SPECIALTY CODE - OSSC) | |
|---|---|
| ORIGINAL CONST. DATE | UNKNOWN |
| CONSTRUCTION TYPE: | IV-B |
| SPRINKLERS: | NO, NONE PROPOSED |
| OCCUPANCY GROUPS: | EXISTING: B (Historic Occupancy - Produce Market) PROPOSED: B (TRAINING & SKILL DEVELOPMENT MATERIAL ARTS GYMNASTICS OR SIM. OSSC 304.1) |
| # OF STORIES: | 2 ALLOWED: 2 STORIES EXISTING (NO CHANGE) |
| BUILDING HEIGHT: | 40' ALLOWED: 21'-6" EXISTING (NO CHANGE) |
| BUILDING AREA: | ALLOWED: 9,000sf DOES NOT INCLUDE FRONTAGE INCREASE (OSSC 506) EXISTING: 2,702sf (GROSS FLOOR AREA) NO CHANGE PROPOSED |
| BUILDING CODE SUMMARY - COMPLIANCE WITH 2025 OSSC & 2018 IEBC as modified by Ch. 34 of the 2019 OSSC. | |
| 508.4 | NO SEPARATION REQUIRED, ALL AREAS B OCCUPANCY |
| 1008.2.1 | MAX. COMMON PATH OF TRAVEL: B OCCUPANCY W/ ≤30 OCC = 100' B OCCUPANCY W/ >30 OCC = 75' |
| 1007.1.1 ex2 | TWO RECD EXITS MUST BE MIN. 31/2 DIAG. MEAS. OF SPACE SERVED (NON SPRINKLERED BUILDING) |
| 1011.2 | MIN. STAIR WIDTH = 36" (STAIR SERVES <50 OCC) |
| 1016.2 | MAX. EXIT ACCESS TRAVEL DISTANCE: B = 200' |

| PROPOSED BUILDING OCCUPANCY | | | | | | | Updated 03/05/2026 | |
|---------------------------------------|--------------|-------------------------------|-----------|-----------|--------------|-----------|--------------------|-----------|
| OCCUPANCY | LOCATION | LOAD FACTOR (sf per occupant) | AREA (sf) | OCCUPANTS | GROUND FLOOR | 2ND FLOOR | BUILDING TOTALS | |
| | | | | | AREA (sf) | OCCUPANTS | AREA (sf) | OCCUPANTS |
| Circ-Restrooms | Ground Floor | 150 | 740 | 5 | 0 | 0 | 740 | 5.0 |
| OFFICE | Ground Floor | 150 | 55 | 1 | 0 | 0 | 55 | 1.0 |
| STORAGE/MECH | Ground Floor | 300 | 52 | 1 | 0 | 0 | 52 | 1.0 |
| Kitchen | Ground Floor | 200 | 225 | 2 | 0 | 0 | 225 | 2.0 |
| FLEX (Classroom) | Ground Floor | 20 | 589 | 30 | 0 | 0 | 589 | 30.0 |
| ZENDO MEDITATION AREA (EXERCISE ROOM) | 2nd Floor | 50 | 0 | 0 | 1086 | 22 | 1086 | 22.0 |
| FLOOR TOTALS | | | 1871 | 39.00 | 1086 | 22.00 | 2757 | 61 |



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ARCHITECTURE
239 NW 15th Avenue, Room 303
Portland, OR 97209

NOTES
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MASON FARM ZENDO

8835 SE 42nd Ave
Milwaukie, OR 97222

PROJECT #25001
DATE 03/10/2026
DESCRIPTION
LU REFERENCE

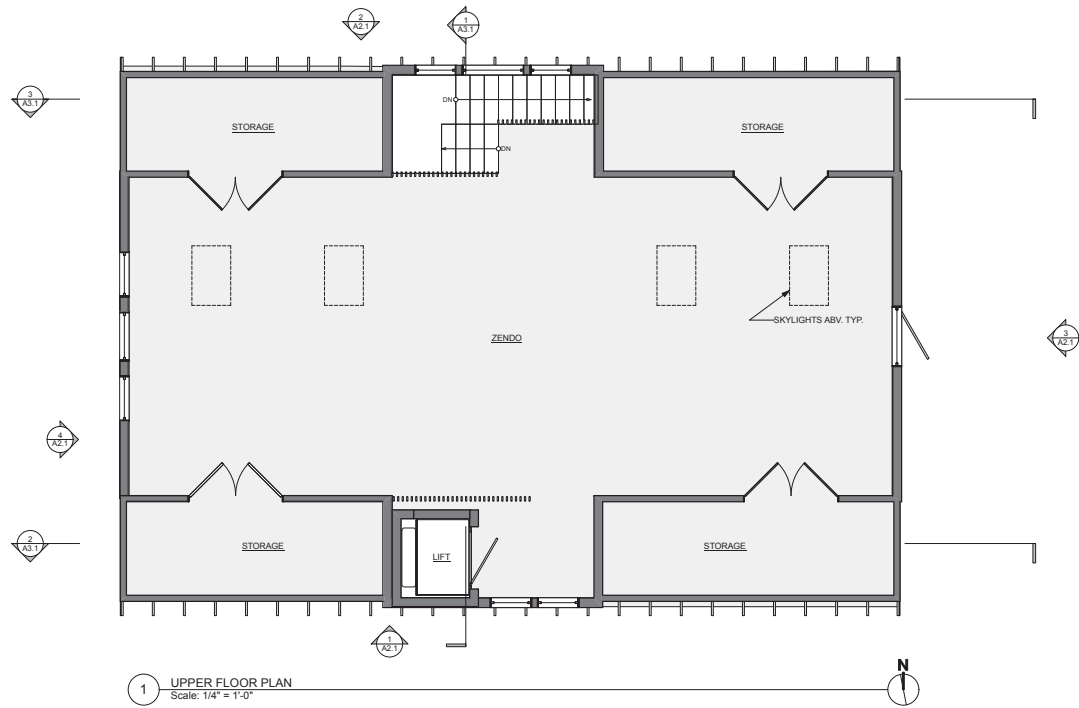
DRAWN BY: JB

SITE PLAN & ZONING CODE SUMMARY

G1.1

NOTES

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SEAL

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CONSTRUCTION**

MASON FARM ZENDO

8835 SE 42nd Ave
Milwaukie, OR 97222

| | |
|----------------|------------|
| PROJECT #25001 | DATE |
| DESCRIPTION | 03/10/2025 |
| LU REFERENCE | |

DRAWN BY: JS

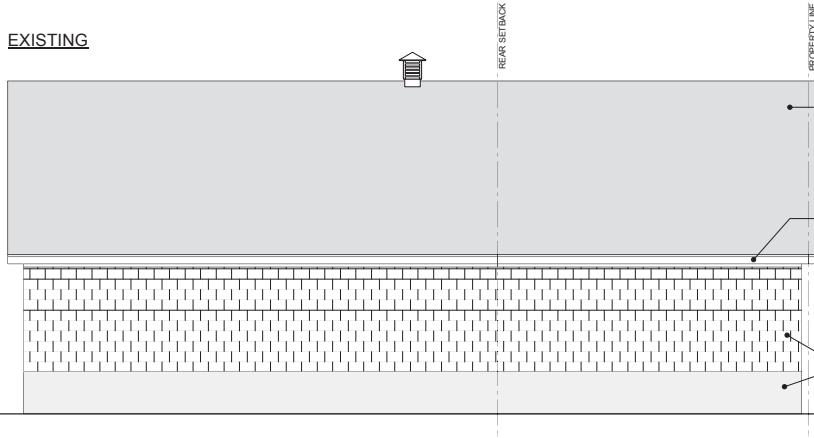
UPPER FLOOR
PLAN

A1.1

NOTES

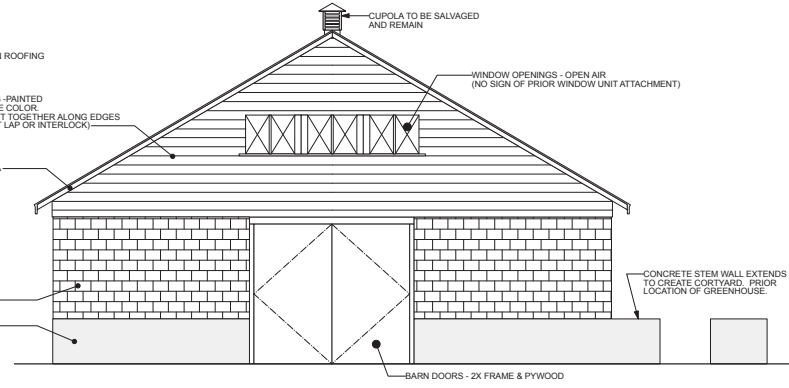
-SCALE NOTED ON ALL DRAWINGS ARE FORMATED FOR 22" X 34" PRINTED SHEETS.
- GRID DIMENSIONS ARE FROM F.O. CONC. OR F.O. STUD U.N.O.

EXISTING



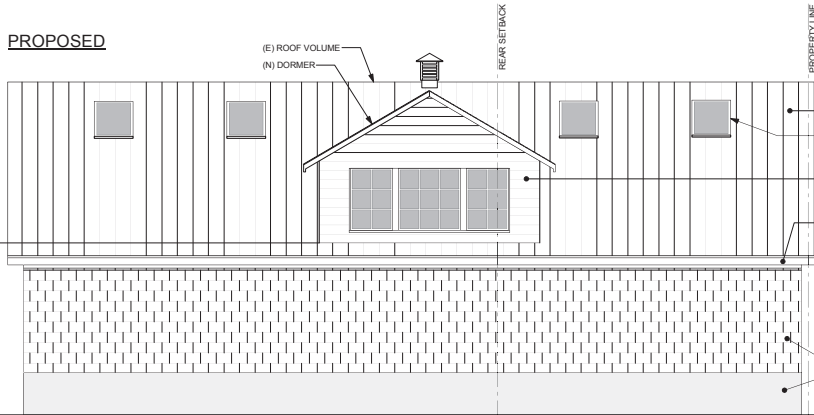
1 NORTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"

EXISTING



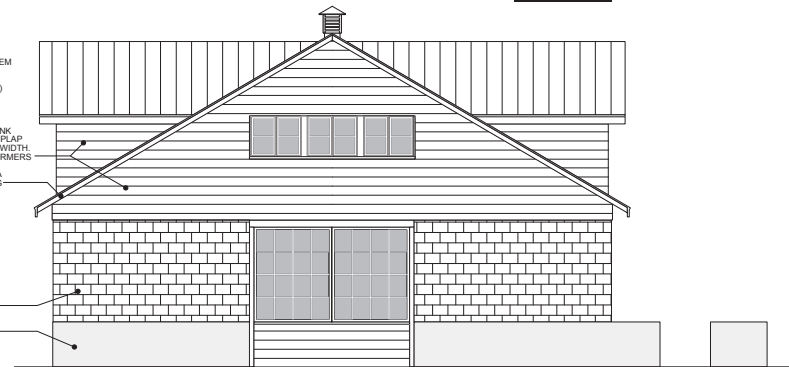
2 WEST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"

PROPOSED



3 NORTH ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

PROPOSED



4 WEST ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

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NOT FOR
CONSTRUCTION**

MASON FARM ZENDO

8835 SE 42nd Ave
Milwaukie, OR 97222

PROJECT #25001
DESCRIPTION DATE
LU REFERENCE 03/10/2025

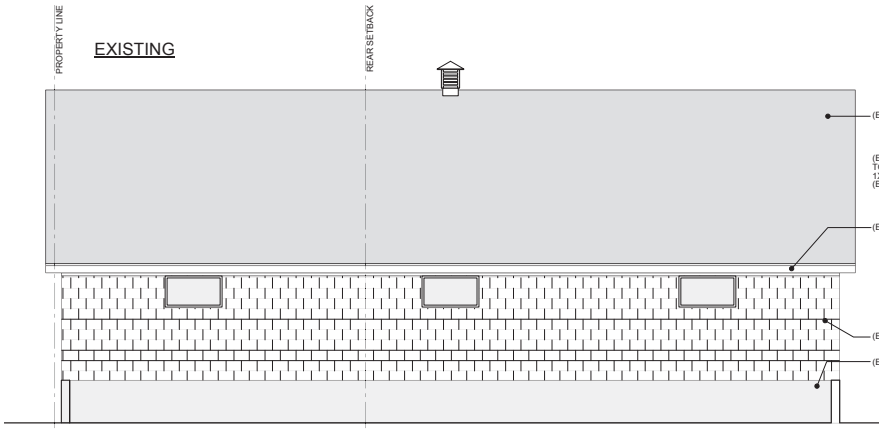
DRAWN BY: JS

ELEVATIONS

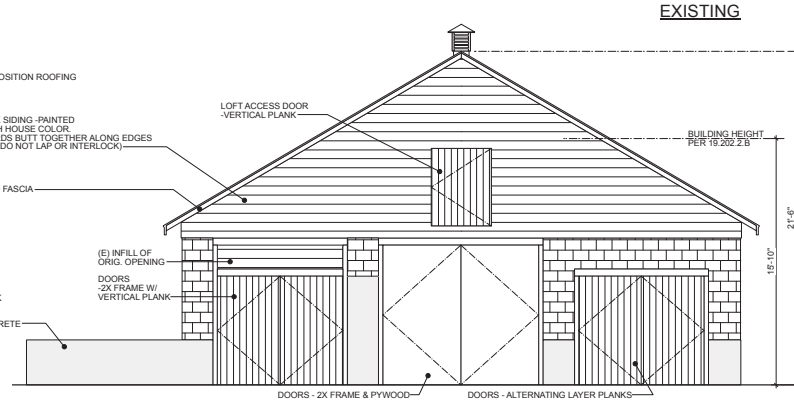
A2.1

NOTES

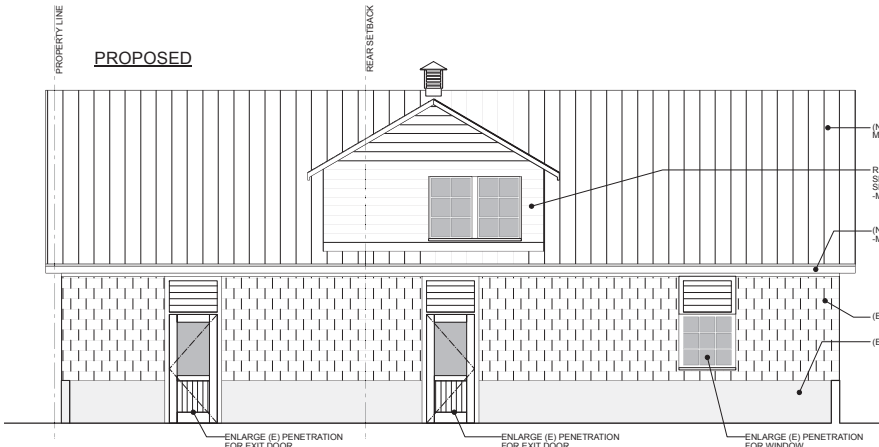
-SCALE NOTED ON ALL DRAWINGS ARE FORMATED FOR 22" X 34" PRINTED SHEETS.
-GRID DIMENSIONS ARE FROM F.O. CONC. OR F.O. STUD U.N.O.



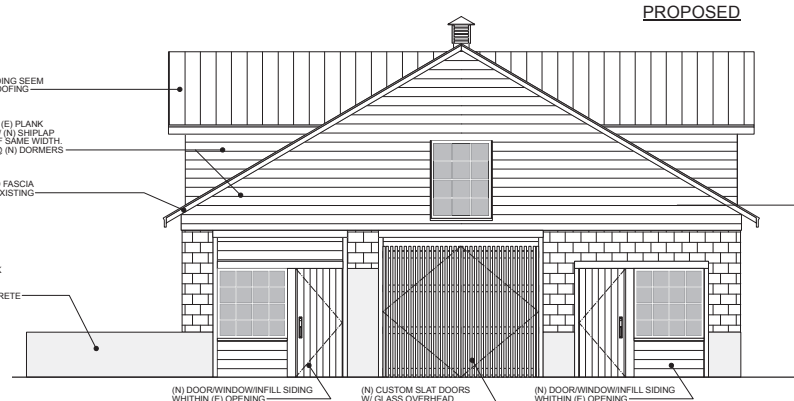
1 SOUTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



2 EAST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"



4 EAST ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

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SEAL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

MASON FARM ZENDO

8835 SE 42nd Ave
Milwaukie, OR 97222

PROJECT #25001
DESCRIPTION DATE
LU REFERENCE 03/10/2025

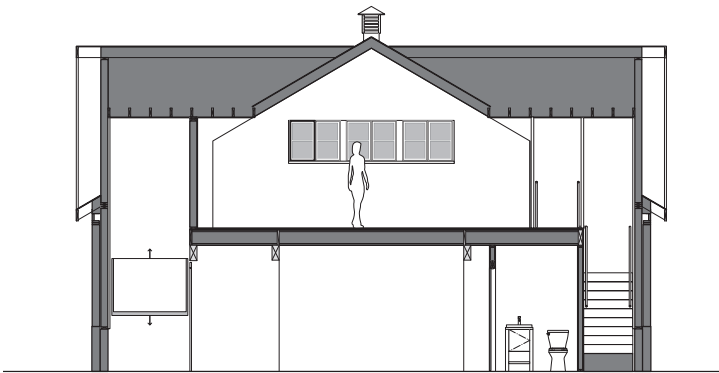
DRAWN BY: JS

ELEVATIONS

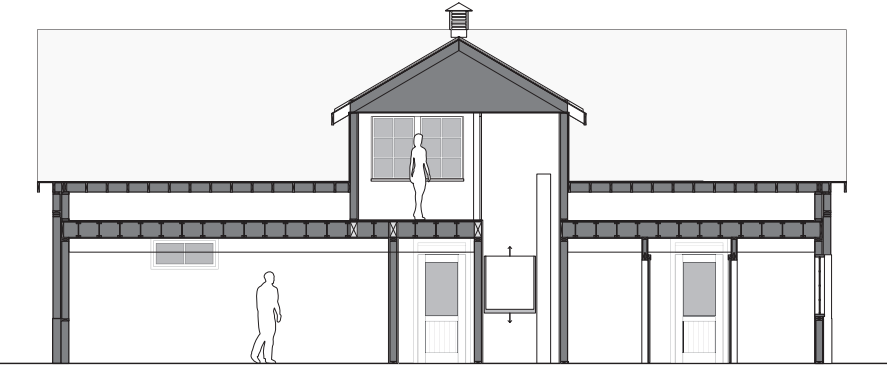
A2.1

NOTES

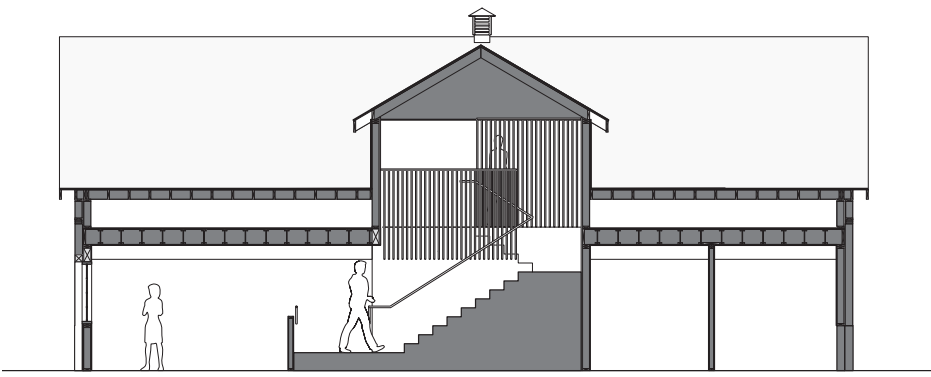
-SCALE NOTED ON ALL DRAWINGS ARE FORMATED FOR 22" X 34" PRINTED SHEETS.
- GRID DIMENSIONS ARE FROM F.O. CONC.
OR F.O. STUD U.N.O.



1 BUILDING SECTION
Scale: 1/4" = 1'-0"



2 BUILDING SECTION
Scale: 1/4" = 1'-0"



3 BUILDING SECTION
Scale: 1/4" = 1'-0"

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**BUILDING
SECTIONS**

A3.1