



## **STAFF REPORT FOR THE HISTORIC REVIEW BOARD**

**FILE NUMBER:** DR-11-09


**HEARING DATE:** June 21, 2011

**REQUEST:** Garage rehabilitation and carport addition

**APPROVAL  
CRITERIA:** Community Development Code (CDC) Chapter 25, Historic District

**STAFF REPORT  
PREPARED BY:** Sara Javoronok, Associate Planner

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Planning Director's Initials 

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### **EXECUTIVE SUMMARY**

The applicant is proposing to remodel the garage in the rear yard of 1818 6<sup>th</sup> Avenue and add a carport. The garage is located in the rear yard and faces 13<sup>th</sup> Street. The carport would be attached to it and accessed from the alley. The project is subject to the approval criteria in CDC Chapter 25, Historic District.

The subject property is located at the northeast corner of 6<sup>th</sup> Avenue and 13<sup>th</sup> Street. It is in the City's Willamette Neighborhood and local Willamette Historic District. It is also in the National Register listed Willamette Falls Neighborhood Historic District.

Staff finds that the applicant's proposal, supplemented with conditions of approval, meets the applicable criteria. Therefore, staff recommends approval.

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## **GENERAL INFORMATION**

**APPLICANT/  
OWNER:** Adam Petersen, 1818 6<sup>th</sup> Avenue, West Linn, OR 97068

**SITE LOCATION:** 1818 6<sup>th</sup> Ave.

**LEGAL  
DESCRIPTION:** Clackamas County Assessor's Map 31E-02BA, Tax Lot 3700

**SITE SIZE:** 5,000 square feet

**ZONING:** R-5, Single Family Residential Detached and Attached Duplex

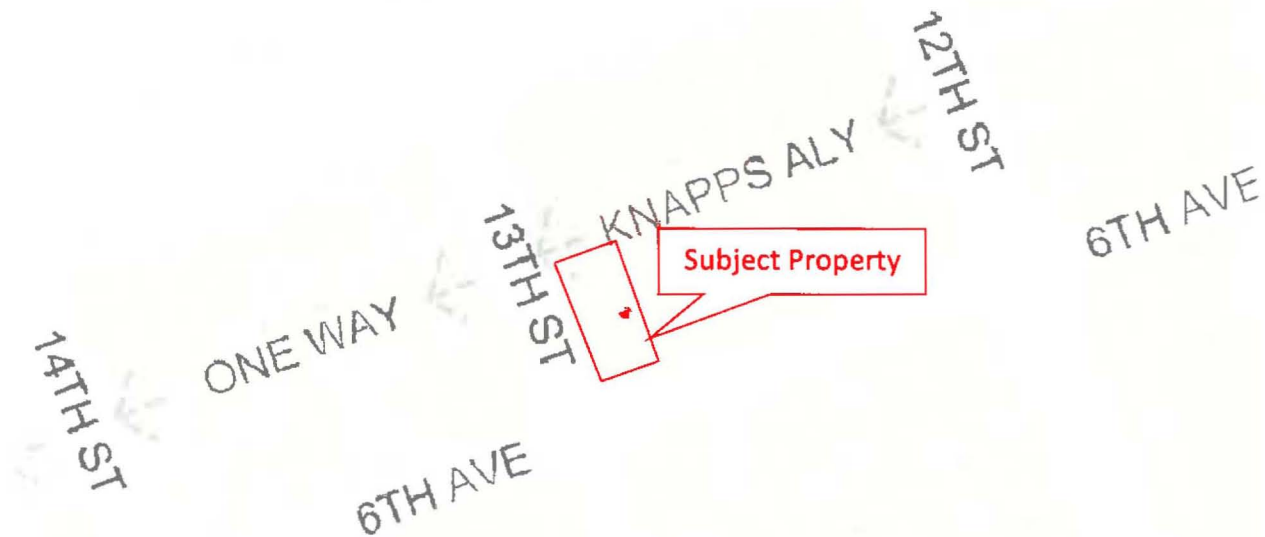
**COMP PLAN  
DESIGNATION:** Medium Density Residential

**120-DAY PERIOD:** The application was complete on May 24, 2011. Therefore, the 120-day application processing period ends on September 21, 2011.

**PUBLIC NOTICE:** Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on June 6, 2011 and the application has been posted on the City's website. Therefore, notice requirements have been satisfied.

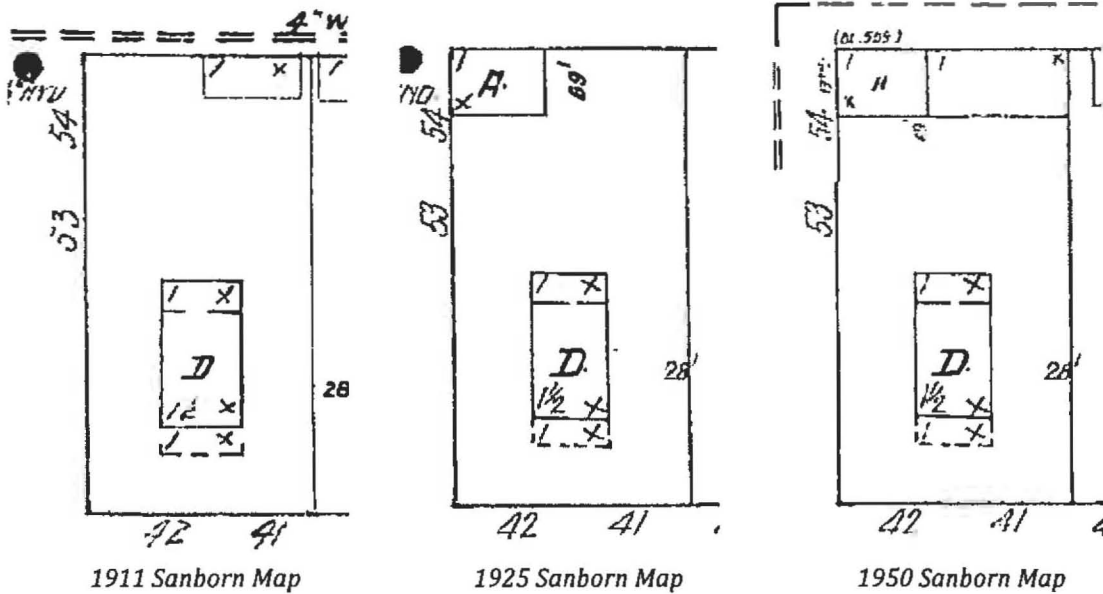
## BACKGROUND

As previously noted, the property is located in the Willamette neighborhood at 1818 6<sup>th</sup> Avenue, which is at the northeast corner of the intersection of 6<sup>th</sup> Avenue and 13<sup>th</sup> Street. It is in the local Willamette Historic District and the National Register Willamette Falls Historic District.



**Site Conditions.** The lot currently accommodates a 1½ story single family house and a detached accessory structure/garage. The property was included in the 1984 Clackamas County Cultural Resources Inventory and the 2006 Reconnaissance Level Survey of the Willamette Falls Neighborhood Historic District. The survey forms are attached as Exhibit HRB-5. The house first appears on the 1911 Sanborn Map (an excerpt is shown on the following page) as a 1½ story residence with a single story front porch and a single story rear addition. The footprint of the house is the same on the 1925 and 1950 Sanborn maps. The 1911 Sanborn map shows a single story accessory structure in the eastern half of the rear yard along the rear lot line. On the 1925 Sanborn Map, there is an accessory structure in the western half of the rear yard on the rear lot line. Per the 1950 Sanborn Map, there is an accessory structure along the entire length of the rear lot line, and it appears that the western portion of the accessory structure was added to the existing eastern section.





According to the historic surveys, the residence was constructed in 1898 and it is vernacular in type. It is 1½ stories, has an asphalt shingle roof, rake and corner boards in the gable, shiplap siding, and mostly 1/1 light windows. It has a front porch with simple posts, railing, and balustrade, which appear to be replacements since the 1984 survey. There is a single story c. 1960 addition and porch to the rear.

The accessory structure/garage is located to the rear and is along the rear lot line. It extends across roughly the western three-fourths of the rear yard. It is a single story with an asphalt shingle roof, exposed rafter tails, a false front that faces 13<sup>th</sup> Street and shingle siding. On the 13<sup>th</sup> Street elevation there is a man door to the north and a carriage style opening to the south. The alley, or north elevation, has a padlocked opening with horizontal wood siding. The east elevation has unpainted shingles and it appears that an addition or carport was removed from this side. On the south elevation, facing the rear of the house, there is a wood entry door and 3-light wood window.



Front elevation



Front/West and Side/North elevations of garage



*Front/West and Side/South elevations*



*Side/South elevations*



*Side/East and Rear/North elevations*



*Interior View, garage door*



*Interior view, garage and man door*



*Interior view, existing wall between sections of the garage*

**Project Description.** The applicant is proposing changes to the existing garage. The changes are as follows: replacing the footing with new footing and a slab, reinforcing the structural framing, adding a carport to the east and removing 3' from the east side of the



structure, adding an entry porch on the south side facing the rear of the house, adding and changing the windows and entryways, replacing the roof, framing in the double door opening on the alley wall, adding exterior lighting, and repairing damaged siding.

Surrounding Land Use. The parcel is surrounded by a mix of general commercial properties and single-family homes that are zoned R-5.

DIRECTION FROM SITE	LAND USE	ZONING
North	General Commercial	GC
East	Single-family residential	R-5
South	Single-family residential	R-5
West	Single-family residential	R-5



Public comments. Staff has not received any comments from the public.

Comments from outside agencies. Staff contacted the State Historic Preservation Office (SHPO) regarding the garage to discuss the structure's significance. The correspondence with SHPO is attached as Exhibit HRB-6.

## ANALYSIS

CDC Chapter 25, Historic District, applies to this project. Specifically, the criteria in Section 25.060, 25.070, and 25.080 are applicable.

Staff encouraged the applicant to maintain the man and garage doors on the front elevation of the garage, which faces 13<sup>th</sup> Street. The presence of two doors on this elevation is a character defining feature of the garage. Other character defining features include its location in the rear yard, single-story, and gabled roof with a false front. However, Sanborn Maps and photographs show that there have been numerous changes to the structure that have affected its integrity. In addition, the applicant has demonstrated that it was not possible to have both a standard size man and garage door on this elevation. Staff finds that the criteria are met since it was not possible for the applicant to maintain the two opening and have standard size door openings (see Finding #9).

## RECOMMENDATION

Staff recommends approval of the application subject to the following conditions:

1. Site Plan and elevations. With the exception of modifications required by these conditions, the project shall conform to the plans labeled Option A.1-A.3 or Option B.1-B.3 in Exhibit HRB-3.
2. Windows. The windows shall be as shown and described in Exhibit HRB-3.
3. Entryways/Doors. The entryways and doors shall be as shown and described in Exhibit HRB-3.

### Notes to applicant.

- Expiration of Approval. This approval shall expire three years from the effective date of this decision.
- Additional Permits Required. Your project may require the following additional permits:
  - Public improvement permit: contact Pat in Engineering at (503) 723-5501 or [prich@westlinnoregon.gov](mailto:prich@westlinnoregon.gov)
  - Public works permit: contact Pat in Engineering at (503) 723-5501 or [prich@westlinnoregon.gov](mailto:prich@westlinnoregon.gov)
  - On-Site Utilities: contact the Building Division at (503) 656-4211, [jnomie@westlinnoregon.gov](mailto:jnomie@westlinnoregon.gov). (Electrical permits are through Clackamas County, not the City of West Linn.)
  - Building permit: contact the Building Division at (503) 656-4211, [jnomie@westlinnoregon.gov](mailto:jnomie@westlinnoregon.gov).
  - Final inspection for occupancy: Call the Building Division's Inspection Line at (503) 722-5509.

# APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR-11-09

## CHAPTER 25, HISTORIC DISTRICT

### 25.060 CRITERIA FOR EXTERIOR ALTERATION AND NEW CONSTRUCTION

- A. *Except as provided pursuant to CDC 25.100, no person may alter the exterior of any structure in an Historic District in a manner as to affect its exterior appearance, nor may any new structure be constructed in an Historic District, unless the site and evaluation drawings are approved by the Historic Review Board.*
- B. *Exterior remodeling as governed by this chapter shall include any change or alteration in design or other exterior treatment excluding painting.*
- C. *For new home construction or exterior alterations of structures in an Historic District, the criteria to be used by the Historic Review Board in reaching the decision shall include the following:*
  - 1. *The purpose of the Historic District as set forth in CDC 25.040.*
  - 2. *The policies of the West Linn Comprehensive Plan.*
  - 3. *The economic use of the structure in an Historic District and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation. (Applicable to commercial only.)*
  - 4. *The value and significance of the structure or landmark in an Historic District. (Applicable to remodeling only.)*
  - 5. *The physical condition of the structure or landmark in an Historic District. (Applicable to remodeling only.)*
  - 6. *The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with an existing structure in an Historic District.*
  - 7. *Pertinent aesthetic factors as designed by the Historic Review Board.*
  - 8. *Economic, social, environmental and energy consequences related to LCDC Goal No. 5. (Ord. 1594 § 1 (Exh. A), 2010)*

**FINDING NO. 1:** The applicant's proposal will be reviewed by the Historic Review Board. Staff finds that the value, significance, physical condition, compatibility, and aesthetic impacts of this contributing residence have been considered and will be impacted as little as possible. The criteria are met.

### 25.070 APPROVAL CRITERIA FOR REMODELS, NEW HOME AND ACCESSORY STRUCTURE CONSTRUCTION

- B. Siting.
  - 1. Front yard:
    - a. *The front yard setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of any porches or front landings, equal to the average of the front setbacks of adjacent homes. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet.*
    - b. *Unenclosed porches with no living space above may encroach six feet further from the dominant vertical face of the building.*

2. Side yard: Five feet shall be the standard; however, where adjacent structures encroach into the required side yard, the Planning Director may reduce one of the side yards to a minimum of three feet to center a new structure between existing buildings, provided no space between buildings is reduced below eight feet. To encourage sidewall variation, "pop outs," including chimneys, may intrude 18 inches into side yard setback.
3. Side street: 10 feet for both developed and undeveloped street. To encourage sidewall variation, "pop outs," including chimneys, may intrude 24 inches into side street yard setback after every 400 square feet of sidewall.
4. Rear yard: The rear yard setback shall be a minimum of 20 feet, except for accessory structures (non-dwelling or non-accessory dwelling units (ADU)), which may be sited to within three feet of the side or rear property lines. See section on ADUs for ADU setbacks.
5. Orientation: New home construction on corner lots must orient the front of the house to the avenue and not the street.
6. Lot coverage: 50 percent. Unlike the rest of West Linn, lot coverage shall apply to the new and remodeled primary dwellings, attached and detached garages, all accessory buildings and ADUs. Decks, paved and impermeable surfaces (patios and driveways etc.) shall not be included. Underlying zone (e.g., R-5) lot coverage shall not apply.

**FINDING NO. 2:** Criteria 1-5 do not apply. For lot coverage, the existing coverage is 1,486 square feet, which is which is 30 percent. The carport would add approximately 230 square feet, increasing the lot coverage approximately 4 percent to 34 percent. The applicable criterion is met.

- C. Parking. Parking in Willamette Town traditionally was handled from the alleys or along the "streets" (as opposed to avenues). Detached garages along the alleys or "streets" characterizes many homes in the district. Alleys were established to provide for access to off-street parking, including garages.
  1. Standards, garages.
    - a. Garages shall be accessed from the alley. Where no alley exists, access to a garage may be from the street.
    - b. Garage remodels and new construction must match house or existing garage building materials. Damaged or deteriorated non-conforming garages must be reconstructed/relocated in accordance with this code where remodeling or rebuilding costs exceed 50 percent of the full replacement cost in current dollars.
    - c. Typically, the garage roof pitch was not as steep as the house. Some architectural styles of garages have lower pitched roofs. Garage roof pitch shall not exceed house roof pitch.
    - d. Garages located within the rear yard may have a zero-foot side yard setback so long as it is constructed with one-hour fire walls, with no openings in wall and no overhang, per City building standards. The three-foot rear setback shall still apply.
  2. Standards, parking.
    - a. No residential lot shall be converted solely to parking use.
    - b. All vehicle access and storage (i.e., boats, camper shells, trailers, recreational vehicles, etc.) shall be stored or parked in the rear of the property as opposed to the front or side yards.
    - c. On corner lots or where homes face streets, the parking and storage shall be located on the alley side of the house.
    - d. No front yard curb cut shall be established unless it is determined by the City Engineer that all reasonable access alternatives have been exhausted.
    - e. The parking provisions of CDC 26.050(B) shall apply to any non-conforming uses of a structure (i.e., bed and breakfast). These provisions would not apply to General Commercial zone uses in the Historic District.



**FINDING NO. 3:** The existing garage is non-conforming and the applicant is not making changes that will increase non-conformity. The applicant is proposing shingle siding for the existing garage and the carport wall, which will match the existing siding. The applicant is not proposing to alter the existing roof pitch. The carport will have a zero foot side yard setback and a 3' foot rear yard setback. The criteria in #2 do not apply. The applicable criteria are met.

D. *Building height. (Note: Buildings in Willamette Town vary in height; most evident are one and one-half story Victorians and bungalows. Some buildings reach two stories, and there are several single-story structures as well.)*

1. *No building shall exceed the height of 28 feet to the dominant gable or roof ridgeline as measured per Chapter 02 CDC. This restriction shall apply regardless of the existing or finished grade of the site.*
2. *In order to transition in scale, new houses that are taller than homes adjacent to them must have the predominant roof ridgeline extending perpendicular to the front property line so that the roof slopes down on the sides to effect that transition. Dormers are allowed on that sloping roof area facing the adjacent home(s) but cannot constitute more than 25 percent of the roof as measured lineally or horizontally (e.g., if roof is 50 feet long the dormer(s) cannot be more than 25 percent of that distance or 12.5 feet long in total). Also, the dormer height must be at least two feet below the gable ridgeline height.*
3. *Cupolas and towers are not excluded from the aforementioned height limitation.*
4. *Alteration of roof pitches or raising or lowering a structure's permanent elevation, when constructing a foundation, shall be avoided.*
5. *The original height of the structure's front elevation shall be preserved. Additions to the rear portion of the house shall be allowed where those additions do not compromise the character of the front elevation or the scale or significantly modify the mass of the house as seen from the right-of-way.*

**FINDING NO. 4:** Criteria 2-5 do not apply. The existing garage is 16'6' tall and will not increase in height. The proposed carport is 13' 6' tall. The applicable criterion is met.

F. *Signs and lighting. Signs, lighting, and other appurtenances such as walls, fences and awnings shall be visually compatible with the scale and traditional architectural character of the historic building.*

**FINDING NO. 5:** The applicant is proposing two exterior light fixtures. One is a gooseneck fixture that will be located above the entry to the garage. The other is a wall mounted light that will be located outside the rear entry to the garage. The fixtures are visually compatible with the scale and architectural character of the garage.

H. *Windows. Window sizes vary considerably in the district. Windows on the primary and secondary structures are wood sash, usually a double hung type. Victorian styled structures typically have narrower, vertically-oriented windows. Bungalow styled structures from the "Craftsman" era (1905 – 1930) may have wider windows with mullions across the top of larger paned areas. Most windows have fairly wide trim boards, usually five inches. Standards:*

1. *Historic window sashes and frames shall be repaired rather than replaced unless the approval authority determines that repair is not possible. In that case, the replacement shall match the old window sash and frame in design, texture, materials, and other visual qualities. Existing replacement windows shall be replaced with windows that match the original window in design, texture, and other visual qualities, and, where possible, materials, as determined by the approval authority. Windows in new construction and*



*additions shall be compatible with the massing, size, scale, and architectural features of the structure. Wood windows are preferred.*

- 2. Aluminum windows are prohibited unless they were the original materials and meet dimensional standards.*
- 3. Windows shall be surrounded by exterior trim on the top and sides; window trim shall be at least four and one-half inches minimum width unless the original window was less.*
- 4. Window replacements shall match the visual qualities of original windows.*
- 5. Storm windows should follow the standards for windows and shall have a mullion that matches the divide between the upper and lower window sashes. The color should match underlying trim.*

**FINDING NO. 6:** The applicant is proposing two windows, both on the south elevation facing the rear of the house. They will be Jeld-Wen Builders Wood Clad windows and will have simulated divided lights. One window will have 4/4 lights and the other window will have 4/1 lights.

- I. Entryways. Porches are a key architectural feature on most homes in Willamette Town. Frequently, the porch and entryway creates a dominant architectural feature on the main facade. On corner lots, the entry usually faces the east-west avenues. Front doors are often notably detailed; many contain glass panes or carvings. Standards:*
  - 1. Buildings shall have a permanently protected entry. Awnings are not permanent protection.*
  - 2. All main entrances should face the avenues.*
  - 3. Flush (flat) doors are prohibited.*
  - 4. Doors with windowed areas are recommended. Front porch enclosure of any dwelling unit may not be enclosed. Back porches may be enclosed.*

**FINDING NO. 7:** There are several entries on the structure. On the west, or 13<sup>th</sup> Street elevation, the applicant is proposing to replace the existing man and garage doors with a single carriage-style garage door. The applicant will frame in the existing double door opening on the north elevation and replace it with shingles to match the existing siding. On the south elevation, facing the rear of the house, there will be a single man door with a 4 light window on the top half of the door. The east elevation, facing the adjacent house, will have a single solid man door. The criteria are met.

- J. Siding and exterior finish. Standards:*
  - 1. Horizontal wood siding shall be the primary exterior finish.*
  - 2. Shingles should only be used in conjunction with horizontal wood siding.*
  - 3. Single color exteriors are discouraged. Stained exteriors are not recommended.*

**FINDING NO. 8:** The applicant is proposing to repair the existing shingle siding. The applicant will frame in the double door opening with horizontal wood siding on the north wall and replace with shingles to match the remainder of the exterior. The east side of the carport will be sided with shingles to match the rest of the structure. The criteria are met since the applicant is repairing the existing material.

- K. Roofscape. Standards:*
  - 1. Roofs shall have a pitch of at least 8:12 to maintain the pattern of steep roof pitches. The Historic Review Board will consider deviations from the 8:12 to 12:12 standard for additions to the main body of the house so long as it is consistent with a particular architectural style.*
  - 2. Roofing materials should be asphalt composite shingles. Milled cedar shingles may only be used if they are replacing milled cedar shingles or if they were the original material. Cedar shakes were not used in period construction.*
  - 3. Alternating or checkerboard shingles are not permitted.*

**FINDING NO. 9:** The applicant is not proposing altering the pitch of the existing garage, which is 8.25:12. The proposed pitch of the carport is 4.8:12. The lower pitch roof is appropriate for the carport. The proposed roof is asphalt composition shingle and will match the existing roof on the house. The criteria are met.

#### **25.080 ADDITIONAL ARCHITECTURAL SPECIFICS FOR NEW CONSTRUCTION AND REMODELING**

*Many houses in Willamette are rich in architectural detail. Certain architectural components are used in fairly specific ways. Standards:*

- A. Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic (i.e., original) materials or distinctive architectural features should be avoided when possible.*
- B. Houses and other structures 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.*
- C. Distinctive stylistic features, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored, if possible.*
- D. Deteriorated architectural features shall be repaired rather than replaced, whenever possible.*
- E. In the event replacement is necessary, new materials should match the material being replaced in composition, design, color, texture, and other visual qualities.*
- F. Alterations to the rear of a house, or to other portions not visible from the public right-of-way (exclusive of alleys), need not adhere to the design standards contained herein.*
- G. Contemporary designs for alterations and additions would be acceptable if the design respects the building's original design, and it is compatible with the original scale, materials, window and door opening proportions of the structure.*
- H. Wherever possible, new additions or alterations to structures 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 structure could be restored.*

**FINDING NO. 10:** Standard A: Character defining features, or distinguishing original qualities, of the existing garage are its location in the rear yard, single story, gabled roof with a false front, and front elevation entry doors. Per the Sanborn maps, the front elevation of the structure appears to have been in its current location since between 1911 and 1925, but there have been other significant changes. Based on an inspection from the interior, it is apparent that the doors have been replaced, but the location of the openings does not appear to have been altered. Other changes include the removal and extension at various points in time of the length of the structure and the enclosure and alteration in size of various windows.

The proposed plans call for altering the front elevation by removing the man door and then centering and enlarging the garage door to accommodate a 9' carriage style garage door. This changes the character of the façade. However, it is not possible to have a standard size man door (36" width) and a standard size garage door (8' or 9' width) given the width of the existing garage. The elevation must be altered for the structure to serve as a functioning garage. While staff would prefer to not see this change, it is not possible for the garage to function as a garage without this change. The proposed garage door is carriage style in appearance and consistent with the architectural character of the residence.

Standard B: The applicant is not proposing changes that do not have a historical basis or seek to create an earlier appearance.

Standard C: The applicant is proposing to replace the existing garage doors. However, these doors are not historic and the proposed replacement door, while an overhead door, has an appearance consistent with the existing doors.

Standard D: The applicant is proposing to repair deteriorated features as possible, including the shingle siding, rather than replace. The applicant is also proposing two salvaged doors for the side and rear entries.

Standard E: The replacement doors and windows generally match the existing materials in terms of composition, design, color, texture, and other visual qualities.

Standard F: The alterations to the front or west elevation of the garage are visible from the public right-of-way and adhere to the design standards. The other elevations adhere as well.

Standard G: The addition of the carport to the rear is generally visible only from the alley and Option A and Option B respect the original design of the garage and are compatible with its scale, materials, window and door openings.

Standard H: The proposed changes to the garage do not alter the form of the structure. It has had numerous changes over the years that affect its integrity, particularly the changes to the sides and rear. Its front elevation has also changed over the years and the current doors are not historic. The proposed changes will affect the front elevation, but without these changes the structure could not function as a garage. The proposed garage door for the front elevation has an appearance that is generally consistent with the style of doors used during the original period of construction (see examples within the correspondence in Exhibit HRB-6).

The standards are met.

## AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

### GENERAL

File No. DR-11-09 Applicant's Name Adam Petersen  
Development Name HIST. DIST application for garage restoration at 1818 6<sup>th</sup> Ave.  
Scheduled Meeting/Decision Date 6/21/11

**NOTICE:** Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

### TYPE A

A. The applicant (date) \_\_\_\_\_ (signed) \_\_\_\_\_  
B. Affected property owners (date) \_\_\_\_\_ (signed) \_\_\_\_\_  
C. School District/Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_  
D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_  
E. Affected neighborhood assns. (date) \_\_\_\_\_ (signed) \_\_\_\_\_  
F. All parties to an appeal or review (date) \_\_\_\_\_ (signed) \_\_\_\_\_

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) \_\_\_\_\_ (signed) \_\_\_\_\_  
City's website (posted date) \_\_\_\_\_ (signed) \_\_\_\_\_

### SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_

**NOTICE:** Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

### TYPE B

A. The applicant (date) 6/6/11 (signed) S. Skoyev  
B. Affected property owners (date) 6/6/11 (signed) S. Skoyev  
C. School District/Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_  
D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_  
E. Affected neighborhood assns. (date) 6/6/11 (signed) S. Skoyev  
all

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: 6/6/11 (signed) S. Skoyev

**STAFF REPORT** mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) 6/10/11 (signed) S. Skoyev

**FINAL DECISION** notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_



## PUBLIC NOTICE CHECKLIST

FILE NO.: 02-11-09 SITE ADDRESS: 1818 14th Ave

PROJECT MANAGER: Sara Javoronok DATE: 5/24/11

MAILING DEADLINE DATE (14) day or 20-day (circle one): 6/6/11

PUBLISH IN LOCAL PAPER (10 days prior): Yes \_\_\_\_\_ No X

SEND TO (check where applicable):

Applicant: Name: Adam Petersen Applicant Address: 1818 14th Ave. WL

*If Applicant Representative or Owner to receive please list in others below:*

School District/Board \_\_\_\_\_

Metro \_\_\_\_\_

Tri-Met \_\_\_\_\_

Clackamas County \_\_\_\_\_

ODOT (if on State Hwy.  
or over 40 dwelling units) \_\_\_\_\_

Neighborhood Assn(s). \_\_\_\_\_

(please specify) Willamette + all

Division of State Lands \_\_\_\_\_

US Army Corps of Engineers \_\_\_\_\_

Stafford-Tualatin CPO \_\_\_\_\_

City of Lake Oswego \_\_\_\_\_

Dept. of Fish & Wildlife \_\_\_\_\_

Other(s): \_\_\_\_\_

Other(s): property owners w/in  
100 ft. of site address

Other(s): \_\_\_\_\_

Other(s): \_\_\_\_\_

Other(s): \_\_\_\_\_

Other(s): \_\_\_\_\_

Other(s): \_\_\_\_\_

**CITY OF WEST LINN HISTORIC REVIEW BOARD**  
**PUBLIC HEARING NOTICE**  
**FILE NO. DR-11-09**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on Tuesday, June 21, 2011, at 7:00 p.m. in the Council Chambers of City Hall at 22500 Salamo Road, West Linn regarding an application for the rehabilitation of the garage and the addition of a carport in the rear yard of 1818 6<sup>th</sup> Avenue (Tax Lot 3700 of Assessor's Map 31E-02BA) in the Willamette Historic District. The hearing will be based upon the provisions of Chapter 25 of the West Linn Community Development Code (CDC). Approval or disapproval of the request by the HRB will be based solely upon these criteria. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

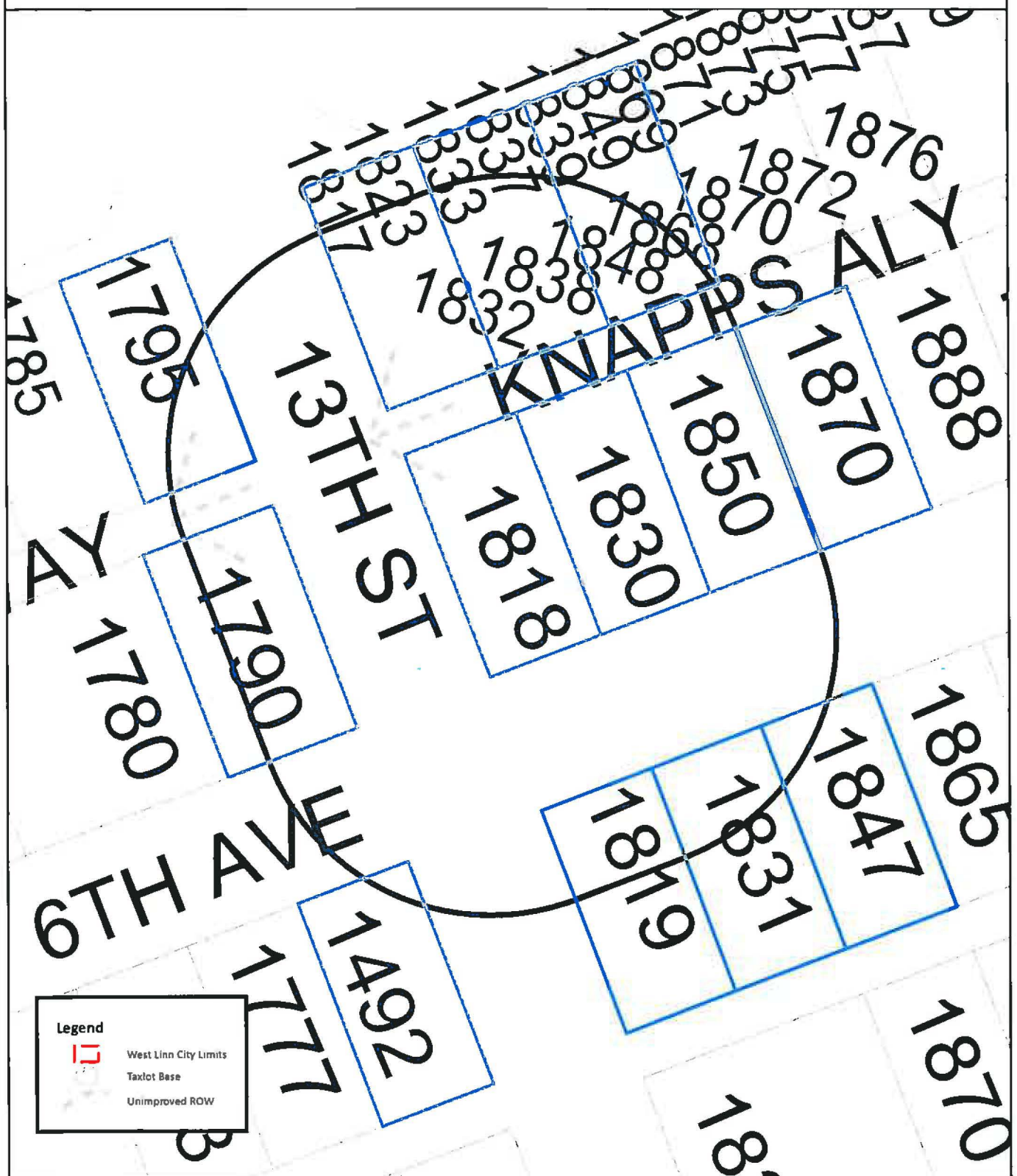
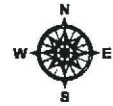
All documents and applicable criteria for DR-11-09 are available for inspection at no cost at the Planning Department at City Hall and also via the City's web site at <http://westlinnoregon.gov/planning/1818-6th-avenue-design-review-historic-district-garage-restoration>, or copies can be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Sara Javoronok, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR, (503) 722-5512, or [sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov).

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the HRB will receive a staff presentation, and invite both oral and written testimony. The HRB may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application.

If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals based on that issue.

SHAUNA SHROYER Administrative Assistant

1818 6th Avenue



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Taxlot Base Source: Clackamas County GIS

NOT TO SCALE

West Linn  
**GIS**  
GEOGRAPHIC INFORMATION SYSTEMS

SNAPNOTIFY MXD / AHA APP 3-24-2011

User Name: sshroyer  
Map Creation Date: May 27, 2011



WILLAMETTE CAPITAL INVESTMENTS LLC  
24979 SW QUARRYVIEW DR  
WILSONVILLE, OR 97070

POPE BARBARA L  
1790 6TH AVE  
WEST LINN, OR 97068

TRO LLC  
AFFINITY GROUP  
1868 KNAPPS ALLEY #208  
WEST LINN, OR 97068

HANDRIS MARK  
2008 WILLAMETTE FALLS DR #B  
WEST LINN, OR 97068

PETERSEN ADAM A  
1818 6TH AVE  
WEST LINN, OR 97068

LORIAUX D LYNN & TERESA CHOATE  
1830 6TH AVE  
WEST LINN, OR 97068

SCHREIBER DANIEL & NICOLE M  
1870 6TH AVE  
WEST LINN, OR 97068

MCFADDEN THOMAS A & SHARON L  
1850 6TH AVE  
WEST LINN, OR 97068

BROWN RONALD G CO-TRUSTEE  
RONALD G BROWN  
14204 S MUELLER RD  
OREGON CITY, OR 97045

FLOYD DANIEL T  
1831 6TH AVE  
WEST LINN, OR 97068

CORRIGAN CHRISTOPHER M & LORI M  
1819 6TH AVE  
WEST LINN, OR 97068

MERRITT JOSELLE  
1492 13TH ST  
WEST LINN, OR 97068

STEVE GARNER  
BHT NA PRESIDENT  
3525 RIVERKNOLL WAY  
WEST LINN OR 97068

SALLY MCLARTY  
BOLTON NA PRESIDENT  
19575 RIVER RD # 64  
GLADSTONE OR 97027

ALEX KACHIRISKY  
HIDDEN SPRINGS NA PRESIDENT  
6469 PALOMINO WAY  
WEST LINN OR 97068

JEFF TREECE  
MARYLHURST NA PRESIDENT  
1880 HILLCREST DR  
WEST LINN OR 97068

BILL RELYEA  
PARKER CREST NA PRESIDENT  
3016 SABO LN  
WEST LINN OR 97068

THOMAS BOES  
ROBINWOOD NA PRESIDENT  
18717 UPPER MIDHILL DR  
WEST LINN OR 97068

DEAN SUHR  
ROSEMONT SUMMIT NA PRESIDENT  
21345 MILES DR  
WEST LINN OR 97068

DAVE RITTENHOUSE  
SAVANNA OAKS NA PRESIDENT  
2101 GREENE ST  
WEST LINN OR 97068

KRISTIN CAMPBELL  
SKYLINE RIDGE NA PRESIDENT  
1391 SKYE PARKWAY  
WEST LINN OR 97068

TROY BOWERS  
SUNSET NA PRESIDENT  
2790 LANCASTER ST  
WEST LINN OR 97068

BETH KIERES  
WILLAMETTE NA PRESIDENT  
1852 4TH AVE  
WEST LINN OR 97068

ALMA COSTON  
BOLTON NA DESIGNEE  
PO BOX 387  
WEST LINN OR 97068

SUSAN VAN DE WATER  
HIDDEN SPRINGS NA DESIGNEE  
6433 PALOMINO WAY  
WEST LINN OR 97068

KEVIN BRYCK  
ROBINWOOD NA DESIGNEE  
18840 NIXON AVE  
WEST LINN OR 97068

DOREEN VOKES  
SUNSET NA SEC/TREAS  
4972 PROSPECT ST  
WEST LINN OR 97068

WEST LINN CHAMBER OF COMMERCE  
5695 HOOD ST  
WEST LINN OR 97068

DR-11-09 Notice Mailing Labels  
Mailed 6/6/2011

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
PROJECT NO. <u>DR-11-09</u>	STAFF CONTACT <u>SARA J</u>	
NON-REFUNDABLE FEE(S) <u>0</u>	REFUNDABLE DEPOSIT(S) <u>0</u>	TOTAL <u>0</u>

### Type of Review (Please check all that apply):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation                              | <input checked="" type="checkbox"/> Historic Review                 | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change     |
| <input type="checkbox"/> Appeal and Review *                     | <input type="checkbox"/> Legislative Plan or Change                 | <input type="checkbox"/> Street Vacation                        |
| <input type="checkbox"/> Conditional Use                         | <input type="checkbox"/> Lot Line Adjustment * / **                 | <input type="checkbox"/> Subdivision                            |
| <input type="checkbox"/> Design Review                           | <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Temporary Uses *                       |
| <input type="checkbox"/> Easement Vacation                       | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures     | <input type="checkbox"/> Tualatin River Greenway                |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities      | <input type="checkbox"/> One-Year Extension *                       | <input type="checkbox"/> Variance                               |
| <input type="checkbox"/> Final Plat or Plan                      | <input type="checkbox"/> Planned Unit Development                   | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Flood Plain Construction                | <input type="checkbox"/> Pre-Application Conference                 | <input type="checkbox"/> Willamette River Greenway              |
| <input type="checkbox"/> Hillside Protection and Erosion Control |   |   |

Home Occupation, Pre-Application, Sidewalk Use Application\*, Sign Review Permit Application\*, and Temporary Sign Permit Application require different or additional application forms, available on the City Website or at City Hall.

### Site Location/Address

1818 6<sup>th</sup> Ave

### Assessor's Map No.

### Tax Lot(s)

### Total Land Area



### Brief Description of Proposal

Garage restoration

**Applicant Name:** Adam Petersen  
(please print)

**Address:** 1818 6<sup>th</sup> Ave

**City State Zip:** West Linn OR 97068

**Phone:** 503-475-6375

**Email:** petersen.adam@gmail.com

**Owner Name:**  
(please print)

**Address:**

**City State Zip:**

same

**Phone:**

**Email:**

**Consultant Name:**  
(please print)

**Address:**

**City State Zip:**

same

**Phone:**

**Email:**

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.

\* No CD required / \*\* Only one copy needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. The applicant waives the right to the provisions of ORS 94.020. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature

Date

Owner's signature

Date

## 1818 6<sup>th</sup> Ave – Garage Restoration

### Scope of work:

- Replace deteriorated footing with new footing and slab
- Reinforce structural framing
- Move east wall 3' west to create a new parking spot/carport with access from the alley
- Replace the roof and extend it over the new parking area( option A &B)
- Create new covered entrance on the south side of the garage (option A & B)
- Replace existing large double door and single man door on the west wall with a new garage door.
- Add exterior lights at garage door, carport, and covered entry
- Replace damaged windows with similar
- Frame in double door opening on north alley wall
- Repair damaged siding
- Repaint
- Add fascia on north and south sides, add gutters on south side

### Site Code Analysis – Response to Pre-Application Notes

#### 25.070B Siting:

Lot area = 5000 sqft

Lot coverage =1486 sqft (including house, front porch, & garage; excluding back deck & carport)  
= 30% coverage

#### 25.070C Parking:

New carport roof will be set back 2' from the property line (3' setback with 1' encroachment). Property line will be surveyed prior to starting work to confirm that minimum setback is maintained.

Traffic-rated lid will be installed on water meter box

#### 25.070 F Signs & Lighting:

Cutsheets for proposed light fixtures are provided.

#### 25.070H Windows:

Cut sheets for proposed windows are provided. Windows to be Jeld-Wen Builders Wood-clad

- 48" x 24" operable awning, simulated divided lite (8 lites total, 4 over 4)
- 18" x 36" operable double-hung, simulated divided lite (5 lites total, 2 over 2 top half, 1 bottom half)
- Sizes are similar to existing window openings. Locations are changed slightly to fit with revised floor plan.

#### 25.070I Entryways:

1) Garage door cut sheet provided.

Clopay 'Coachman' 9'-0" x 7'-0"

Design 22 with square windows

Hinge and handle hardware

Painted steel with composite wood-texture overlay

2) Door at yard photo example provided

3'-0" x 7'-0" salvaged door from Rebuilding Center

4 lite upper (2 over 2), 3 or 4 panel lower, solid-core wood

- 3) Door at carport photo example provided  
3'-0" x 7'-0" salvaged door from Rebuilding Center  
5 or 6 panel solid-core wood

Photo of proposed gable awning provided.

Note: We are proposing option A and option B for the covered entry on the south side of the building. The only difference is the gable awning vs extension of the carport roof. We request that the HRB approve both options so we can decide which to build later in the project, after completion of the structural repairs and street façade.

## **Carraige House Materials**

### **Exterior Doors-Painted**

Yard Door (Salvaged) 36"x 84"



Side Door (Salvaged) 36" x 84"



## Windows



White window w/ white trim

48" x 24" Jeld-Wen Builders Wood Awning (4 lites over 4 lites)



White window w/white trim with 8 lites.

18" x 36 " Jeld-Wen Builders Wood Double-hung (2 lites over 2 lites top half, 1 lite bottom half)

## **Lighting**

### ***Barn Light Electric- (Customize goose neck and color options)***

**Light type 1: All Weather Gooseneck 12" and 14" Warehouse Shade- Black**



**Light type 2: Outdoor Barn Wall**

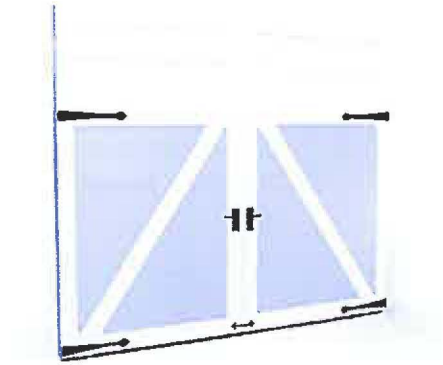




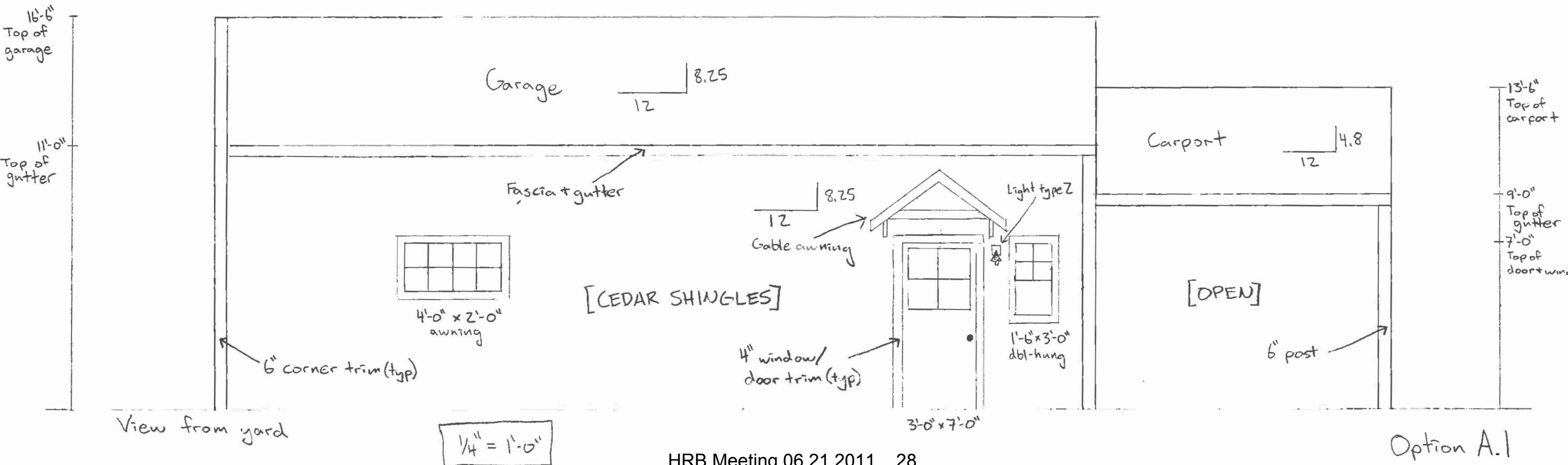
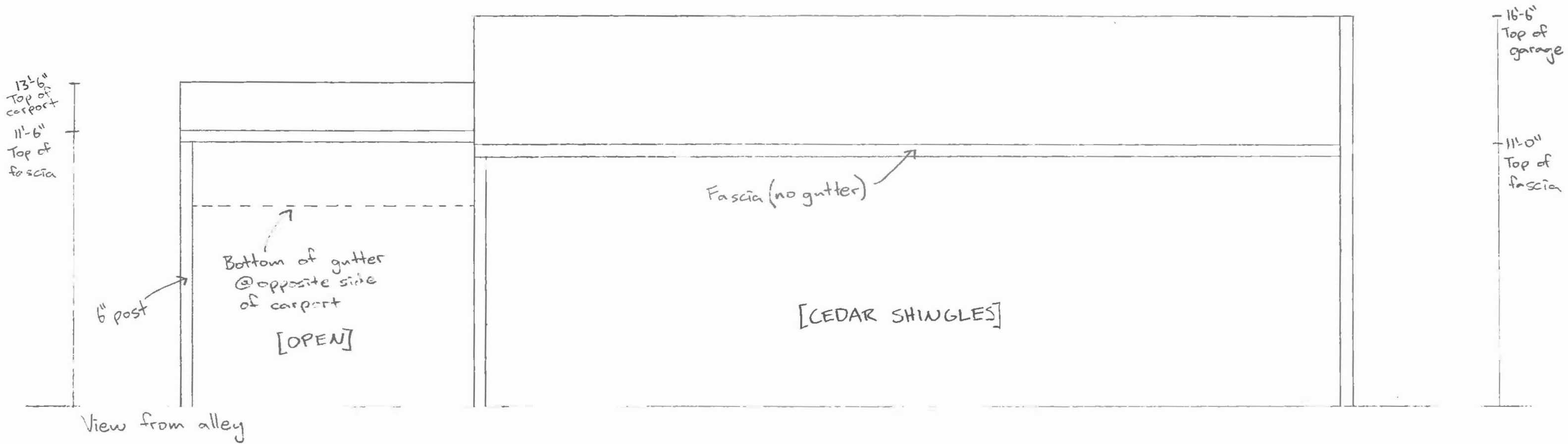
## **Garage Door**

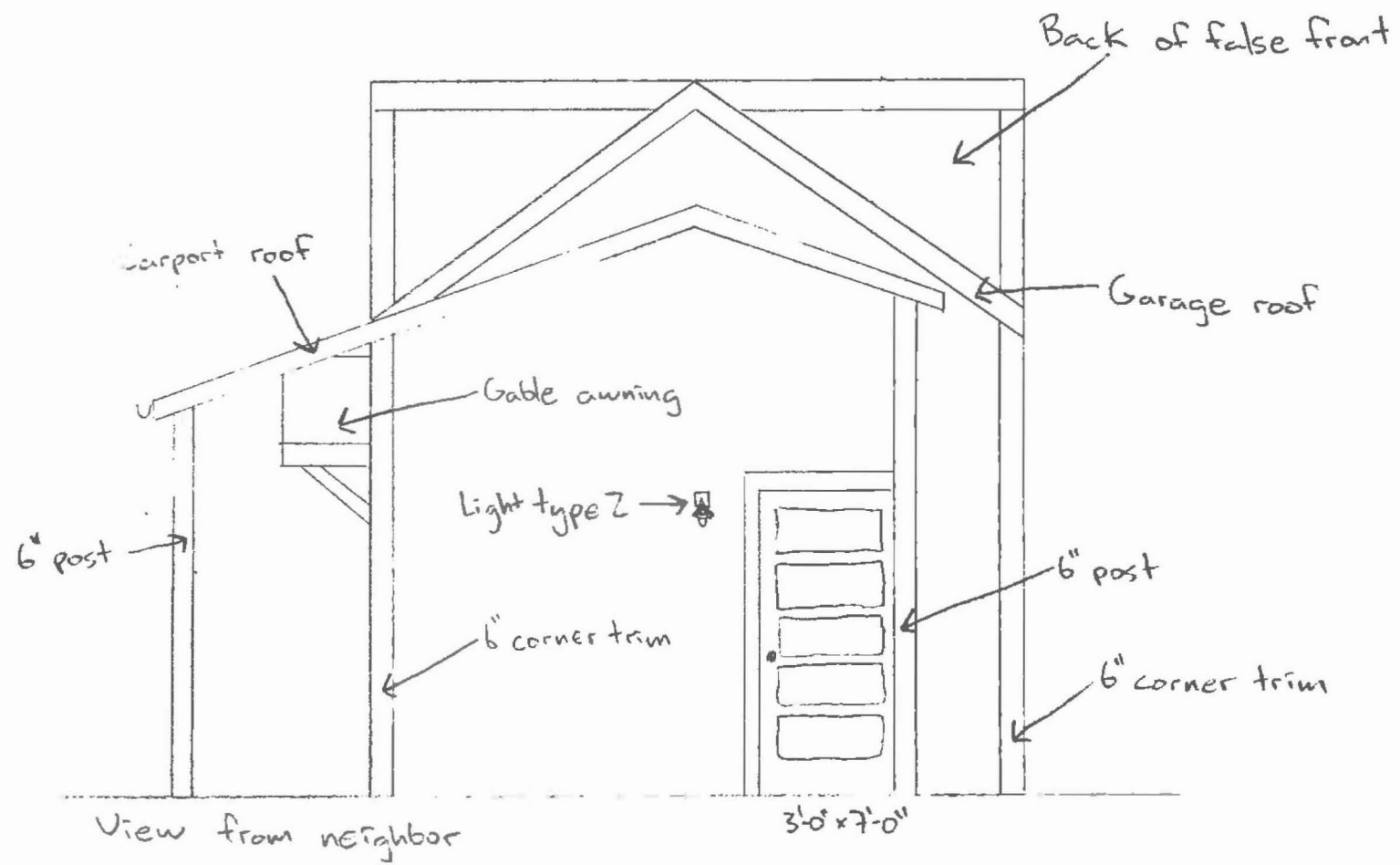
**Cloplay-COACHMAN COLLECTION-** Insulated steel and composite carriage house style garage doors.

Size: 9'-0" x 7'-0"

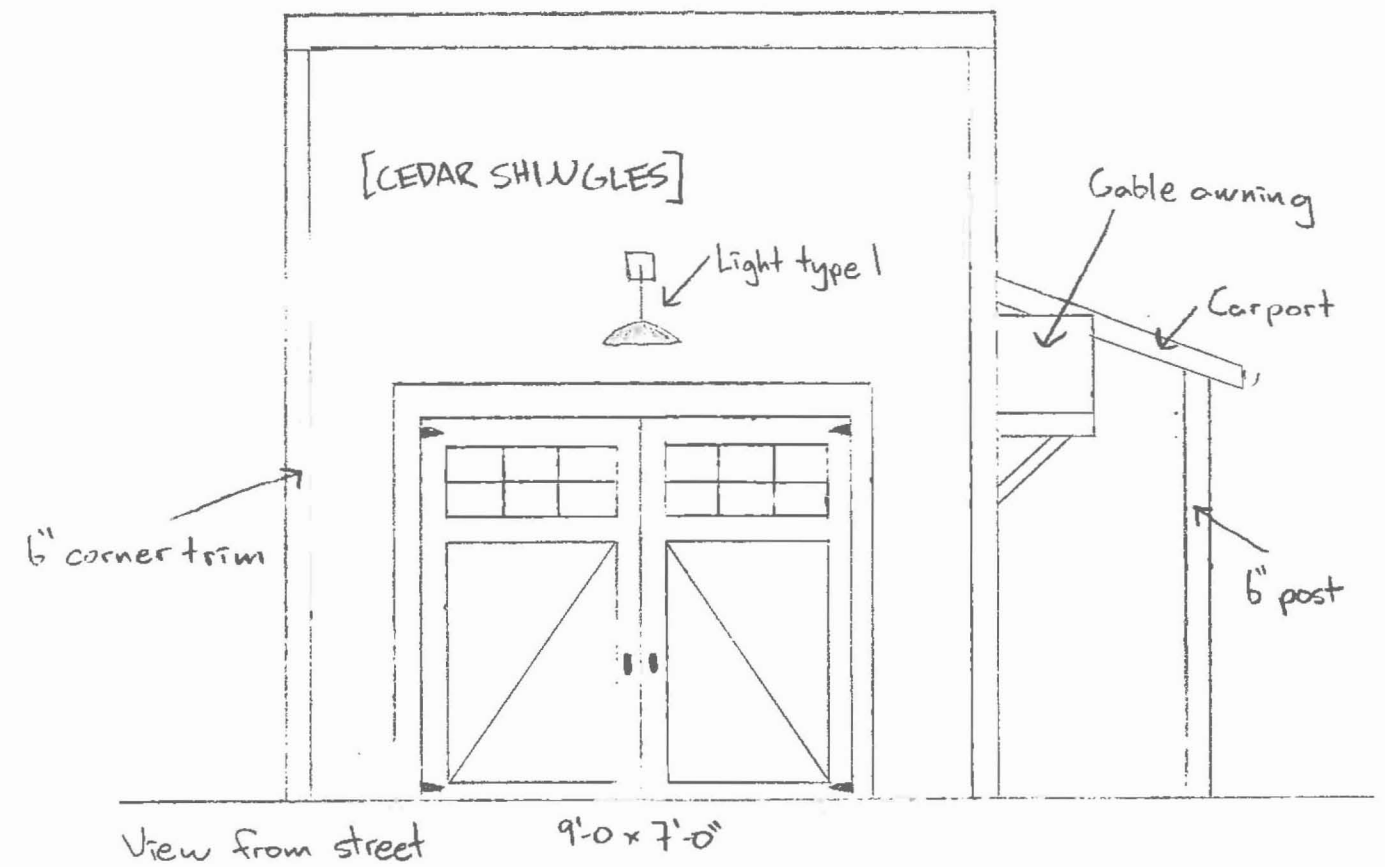


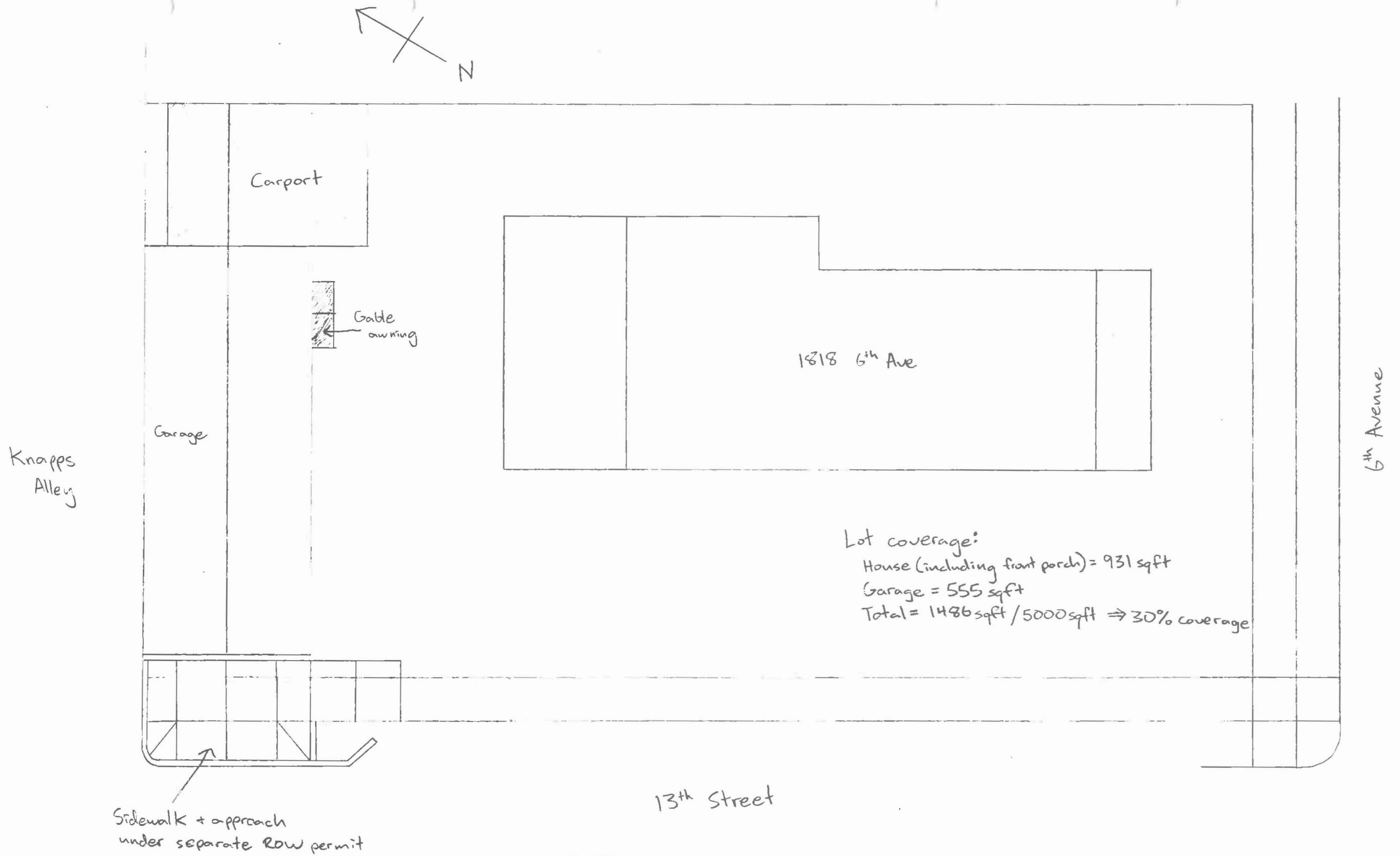


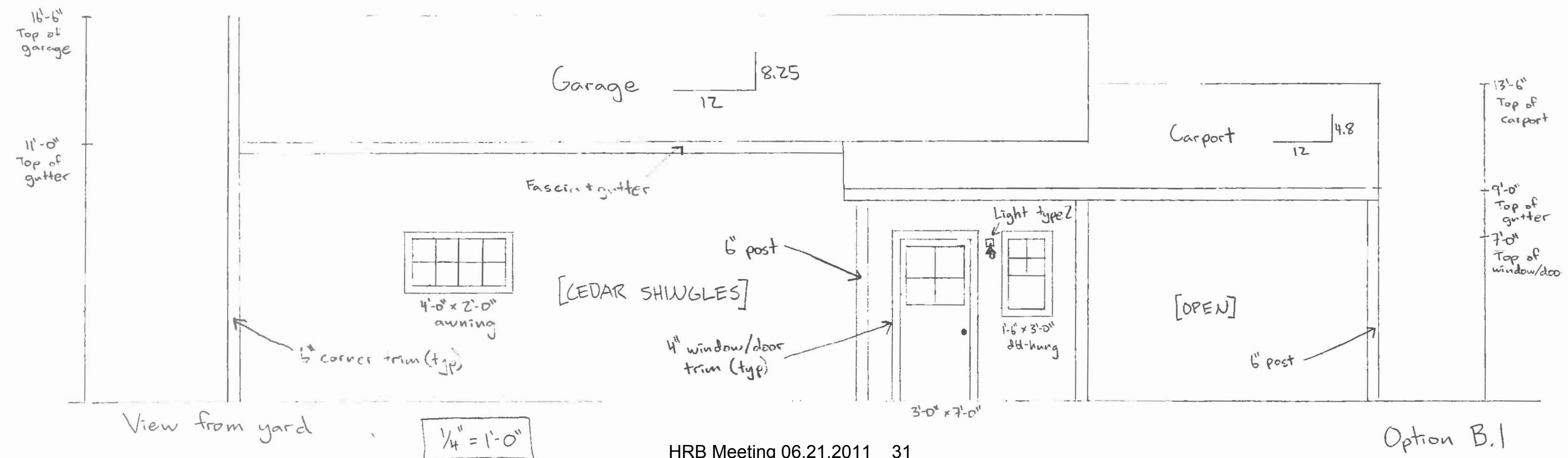
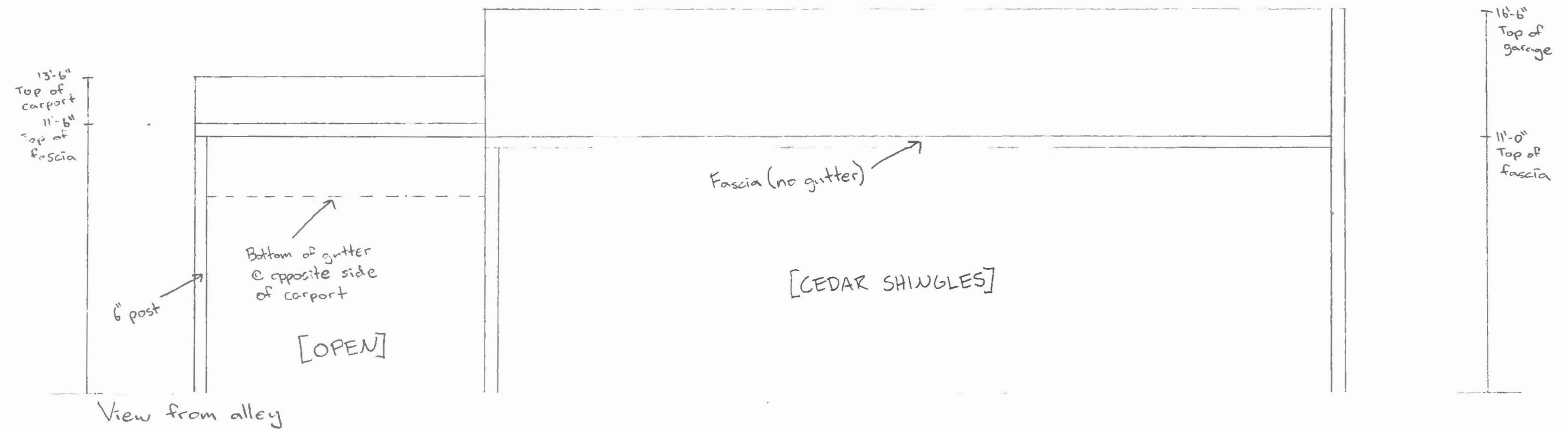


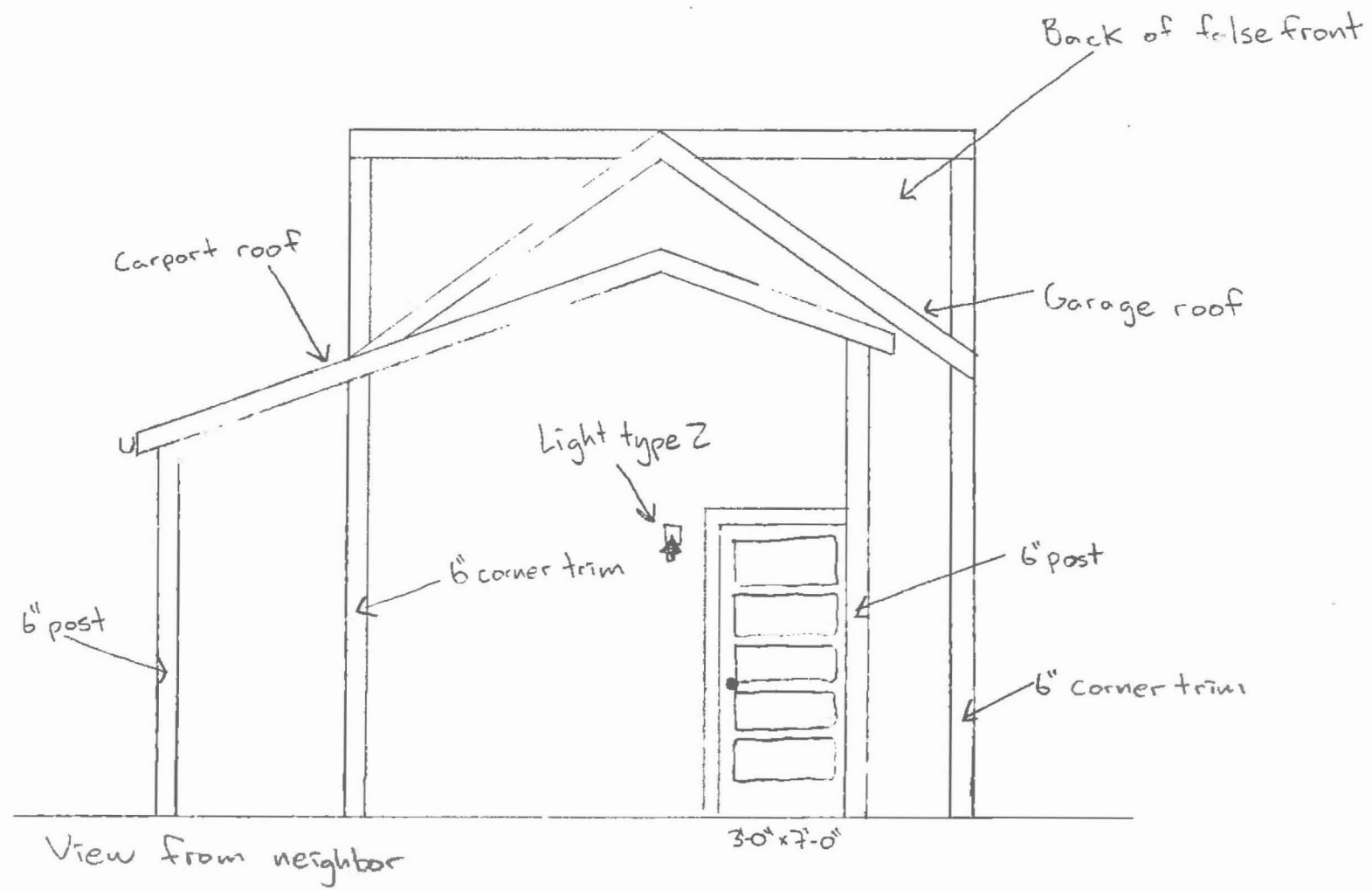


$\frac{1}{4}" = 1'-0"$

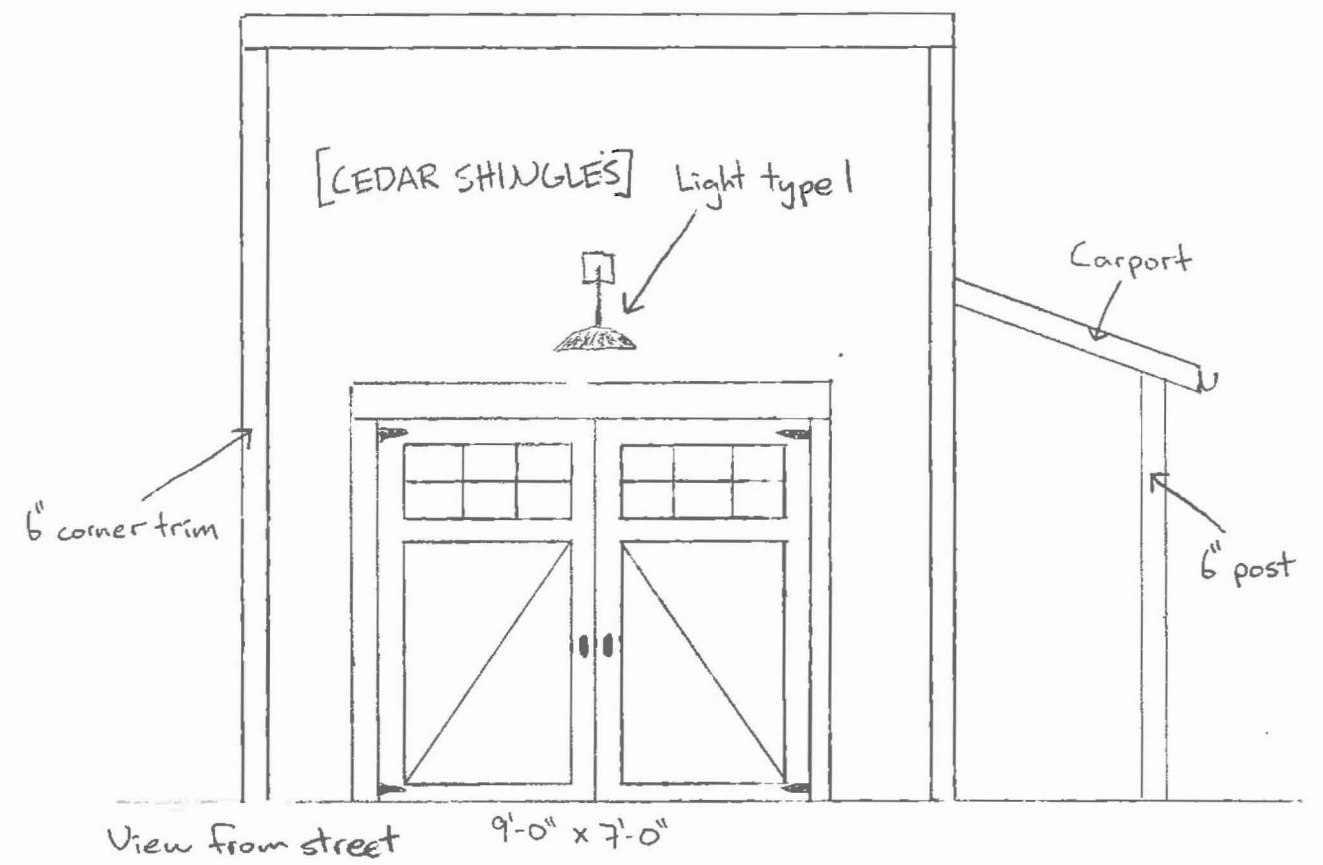






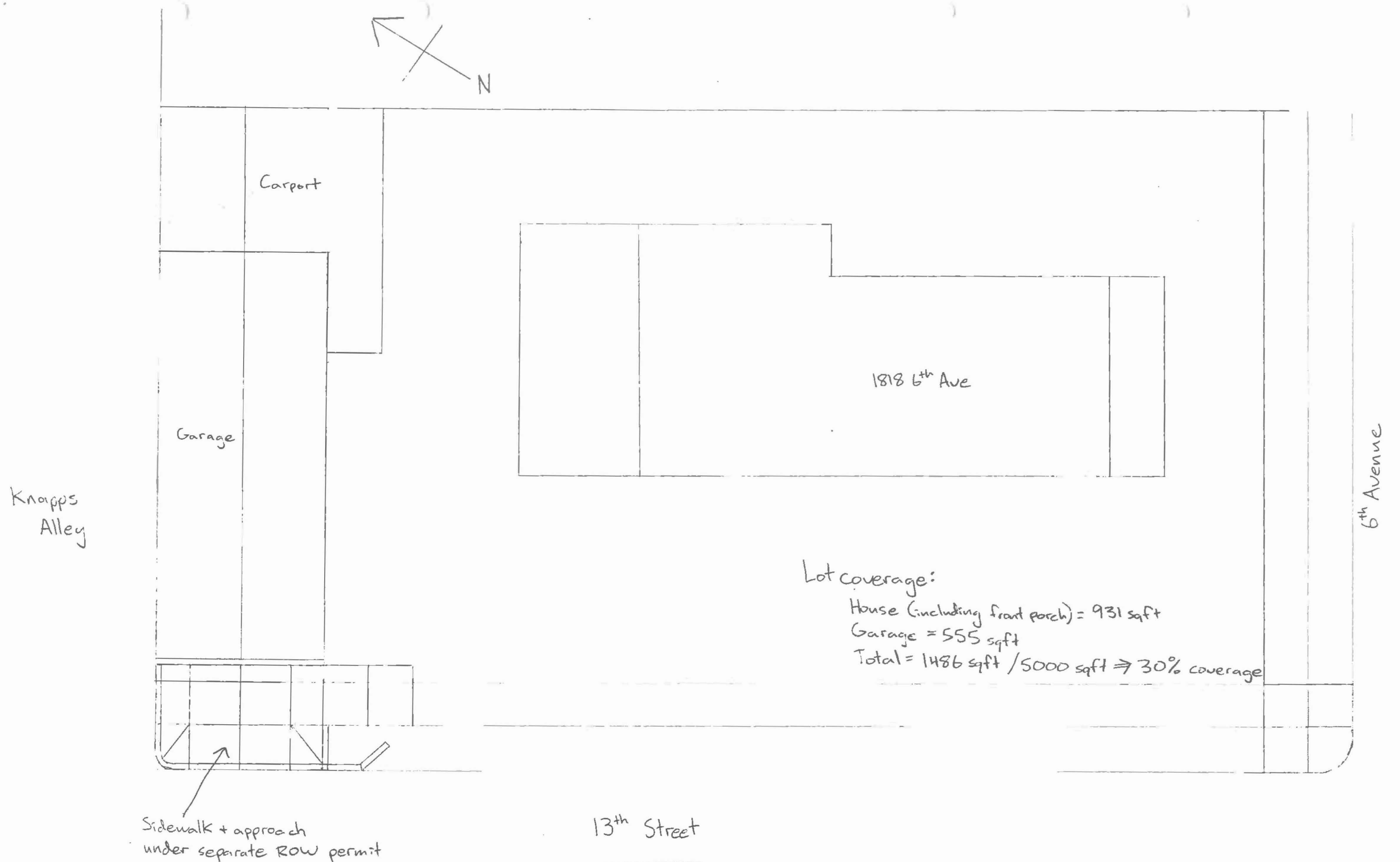


$\frac{1}{4}" = 1'-0"$



Option B, 2





CITY OF WEST LINN  
22500 Salamo Rd.  
West Linn, OR. 97068  
(503) 656-4211

PLANNING INVOICE  
INVOICE: # 936618  
Date : 05/19/2011  
Project: #DR-11-09  
BY: JN

\*\*\*\*\*

NAME : ADAM PETERSEN

ADDRESS : 1818 6TH AVE

CITY/STATE/ZIP: WEST LINN OR 97068

PHONE # : 475-6375

SITE ADD. : 1818 6TH AVE

\*\*\*\*\*

TYPE I HOME OCCUPATIONS		HO	\$
PRE-APPLICATIONS	Level I ( ), Level II ( )	DR	\$
HISTORIC REVIEW	Residential Major ( ), Minor (X), New ( )	DR	\$
	Commercial Major ( ), Minor ( ), New ( )		
SIGN PERMIT	Face ( ), Temporary ( ), Permanent ( )	DR	\$
SIDEWALK USE PERMIT		DR	\$

APPEALS	Plan. Dir. Dec. ( ), Subdivsion ( ),	DR	\$
	Plan Comm./City Coun. ( ), Nbhd ( )		

LOT LINE ADJUSTMENT		LA	\$
CITY/METRO BUSINESS LICENSE		BL	\$

\*\*\*\*\*

The following items are paid by billing against the up-front deposit estimate.  
If the amount of time billed to your project exceeds the amount covered by the  
deposit, additional payment may be required.

DESIGN REVIEW	Class I ( ), Class II ( )	RD	\$
VARIANCE	Class I ( ), Class II ( )	RD	\$
SUBDIVISION	Standard ( ), Expedited ( )	RD	\$
ANNEXATION	"Does Not Include Election Cost"	RD	\$
CONDITIONAL USE		RD	\$
ZONE CHANGE		RD	\$
MINOR PARTITION		RD	\$
MISCELLANEOUS PLANNING		RD	\$

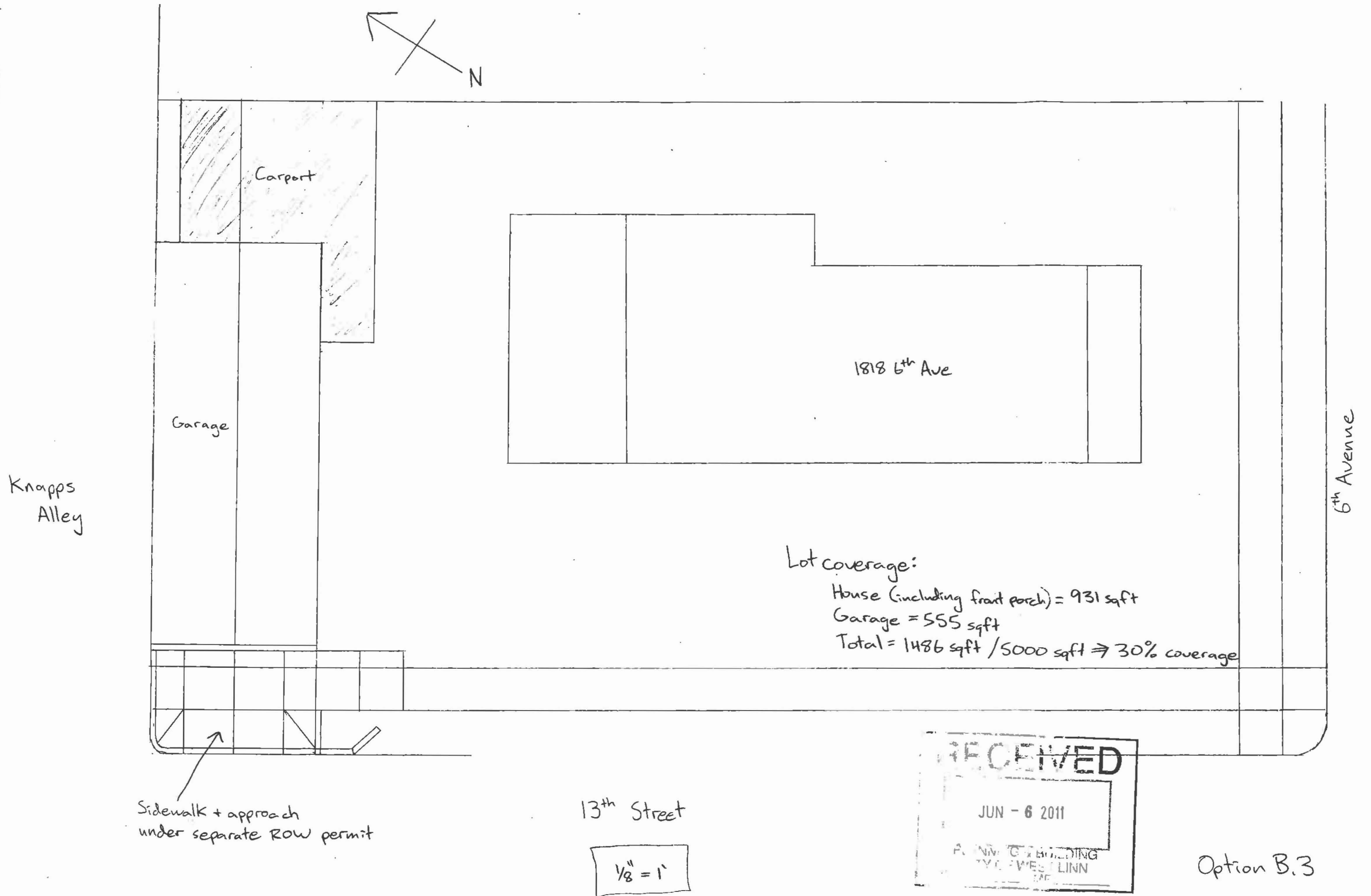
Boundry Adjustments	( )		
Modification to approval	( )	Water Resource	
Code Amendments	( )	Area Protection	( )
Comp. Plan Amendments	( )	Street Vacations	( )
Temporary Permit Admin.	( )	Easement Vacations	( )
Temporary Permit Council	( )	Will. River Greenway	( )
Flood Management	( )	Tualatin River Grwy.	( )
Inter-Gov. Agreements N/C	( )	Street Name Change	( )
Alter Non-Conforming Res.	( )	Code Interpretations	( )
Alter Non-Conforming Comm.	( )	Type II Home Occ.	( )
Measure 37 Claims	( )	Planned Unit Dev. PUD	( )

TOTAL REFUNDABLE DEPOSIT		RD	\$	0.00
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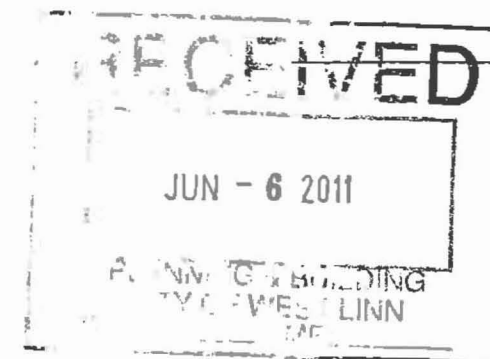
GENERAL MISCELLANEOUS Type:		PM	\$	
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\*\*\*\*\*

TOTAL	Check #	Credit Card ( )	Cash ( )	\$	0.00
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Lot coverage:  
House (including front porch) = 931 sqft  
Garage = 555 sqft  
Total = 1486 sqft / 5000 sqft  $\Rightarrow$  30% coverage



Option B.3

# Cultural Resource Survey Form:

CLACKAMAS COUNTY

T. D. NUMBER WL-2-621

## PHOTO INFORMATION:

ROLL: XXVI

FRAME: 14

## STUDY AREA:

WEST LINN

LEGAL: T. 3S R. 1E SEC. 2BA

TAX (LOTS): 3700

ZONE SIZE .11

## IDENTIFICATION:

COMMON / HISTORICAL NAME: ANNA DOLLAR HOUSE

ADDRESS: 1818 S. W. 6th Avenue

AREA: West Linn

CURRENT OWNER: HAROLD J. WINKEL

USE: Residence

OWNER'S ADDRESS: 4596 Riverview, West Linn 97068

ORIGINAL OWNER: Anna Dollar

USE: Residence

AREA OF SIGNIFICANCE: TOWN: X COUNTY: CITY: NATION:

## HISTORIC INTEREST:

THEME: Architecture - 19th Century

DATE: c. 1909

DESCRIPTION:

## ARCHITECTURAL INTEREST:

STYLE: Vernacular

STORIES: 2

DATE: c. 1909 CONDITION: Good ARCHITECT:

SIDING: Shiplap with corner and rake boards.

ROOF: Steeply-pitched gable with overhang.

DOORS:

WINDOWS: Most are 1/1 double-hung sash with modest architrave molding.

MAIN ENTRANCE: Hip-roofed porch with chamfered posts.

## NOTES:



## BIBLIOGRAPHY:

DATE: 1/16/84

RECORDER: BORGE/ALTIER

# Oregon Historic Site Form

Dollar, Anna, House  
1818 6th Ave  
West Linn, Clackamas County

## LOCATION AND PROPERTY NAME

address: 1818 SW 6th Ave

☐ apprx.  
address

historic name: Dollar, Anna, House

West Linn

☐ vcnt

Clackamas County

current/  
other names:

### Optional Information

assoc addresses:  
(former addresses, intersections, etc.)

location descr:  
(remote sites)

block nbr: \_\_\_\_\_ lot nbr: 370 tax lot nbr: \_\_\_\_\_

township: 03S range: 01E section: 02 1/4: BA

zip: 97068

## PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

elig. evaluation: eligible/contributing

primary constr date: 1898 (c. ☐ secondary date: \_\_\_\_\_ (c.) ☐  
(optional--use for major addns)

total # eligible resources: \_\_\_\_\_ total # ineligible resources: \_\_\_\_\_

NR status: Listed in Historic District

NR date listed: \_\_\_\_\_ (indiv listed only, see  
Grouping for hist dist)

primary orig use: Single Dwelling

orig use comments: \_\_\_\_\_

secondary orig use: \_\_\_\_\_

primary style: Vernacular

prim style comments: \_\_\_\_\_

secondary style: \_\_\_\_\_

sec style comments: \_\_\_\_\_

primary siding: Horizontal Board

siding comments: Shiplap with corner and rake boards.

secondary siding: \_\_\_\_\_

plan type: \_\_\_\_\_

Side Passage/Entry

architect: \_\_\_\_\_

builder: \_\_\_\_\_

comments/notes: Built for Great Grandma Dollar

## GROUPINGS / ASSOCIATIONS

survey project name or other grouping name: West Linn Survey- Willamette Conservation District, 2006

Survey & Inventory Project

West Linn, Willamette Falls Neighborhood, RLS 2008, 2008

Survey & Inventory Project

Willamette Falls Neighborhood Historic District, 2008

Listed Historic District

farmstead/cluster name: \_\_\_\_\_

external site #: WL-2-621

(ID# used in city/agency database)

## SHPO INFO FOR THIS PROPERTY

NR date listed: \_\_\_\_\_ NHD

ILS survey date: \_\_\_\_\_

RLS survey date: 3/17/2006

Gen File date: \_\_\_\_\_

106 Project(s)



# Oregon Historic Site Form

Dollar, Anna, House  
1818 6th Ave  
West Linn, Clackamas County

## ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

Main Entrance: Hip-roofed porch with chamfered posts.

## HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

1818 6th Ave(1900)was constructed for Great Grandma Dollar, one of the early families of the area. Mr. Clem Dollar built the first service station in 1944 on 7th Ave.

## RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- |   |   |   |   |
|---|---|---|---|
| <input type="checkbox"/> Title Records    | <input type="checkbox"/> Census Records       | <input type="checkbox"/> Property Tax Records | <input type="checkbox"/> Local Histories      |
| <input type="checkbox"/> Sanborn Maps     | <input type="checkbox"/> Biographical Sources | <input type="checkbox"/> SHPO Files           | <input type="checkbox"/> Interviews           |
| <input type="checkbox"/> Obituaries       | <input type="checkbox"/> Newspapers           | <input type="checkbox"/> State Archives       | <input type="checkbox"/> Historic Photographs |
| <input type="checkbox"/> City Directories | <input type="checkbox"/> Building Permits     | <input type="checkbox"/> State Library        |   |

Local Library: \_\_\_\_\_ University Library: \_\_\_\_\_

Historical Society: \_\_\_\_\_ Other Repository: \_\_\_\_\_

Bibliography:

Javoronok, Sara

---

**From:** Joy Sears [joy.sears@state.or.us]  
**Sent:** Tuesday, April 19, 2011 3:50 PM  
**To:** Cara Kaser; Javoronok, Sara  
**Subject:** RE: FW: significance?  
**Attachments:** Joy Sears.vcf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Sara,  
Actually the code is a simplification of the Rehab Standards so maybe you need more guidelines to help direct folks?  
Joy

Joy Sears  
Restoration Specialist

Oregon State Historic Preservation Office (SHPO)  
725 Summer Street NE, Suite C  
Salem OR 97301

Phone 503-986-0688  
Fax 503-986-0794

Email: Joy.Sears@state.or.us  
Website: www.oregonheritage.org

"it is better to preserve than to restore and better to restore than to reconstruct"  
-- A.N. Didron 1839

>>> Cara Kaser 4/18/2011 8:38 AM >>>  
Hi Sara,

Thanks - that provides quite a bit of clarification. I would say that slightly enlarging the door would be fine - but he's going to run into issues with running up against the man door next to it. And, only extending it another 5 inches to 8 feet may not really help anything? I would be ok with extending it to 9', as long as the man door can be preserved - I would say having the garage door and man door are the character-defining features for the front of this structure. The side is pretty altered, so I think more liberties (i.e. carport) can be taken here.

The code looks good to me, but Joy has worked with code more and will have more insight. FYI - "vernacular" isn't a style, as far as the SHPO is concerned, but something could be "vernacular" in it's interpretation of a style (e.g. a vernacular Queen Anne, etc.); hopefully that makes sense :)

Cara

--

Cara Kaser  
Architectural Historian  
State Historic Preservation Office  
Oregon Parks & Recreation Department

Phone: (503) 986-0784  
Fax: (503) 986-0793  
cara.kaser@state.or.us

>>> "Javoronok, Sara" <sjavoronok@westlinnoregon.gov> 4/15/2011 8:49 AM >>>  
Hi Joy and Cara,

I checked out the inside and it answered some questions. It looks like both doors are new(er), but their opening size hasn't changed. It was definitely used as a shed/shop - among other things, there's a chimney inside. There's one window whose opening size was made smaller and another that was completely boarded over from the outside, so I'm inclined to think that if the opening size changed for the doors, it'd be visible.

So, the character defining features are the single story, false front, and the garage door - and I think the location of the door is part of it. As for their plans, the existing opening is 7'7" wide and it's 8'8" from the top of the door to the concrete (which is more than the height of the existing door). He's proposing a door that's 9' wide and 8' tall. I think leaving the man-door on the left and slightly enlarging the garage door to 8' would maintain more of the character. Would that work? I think the centered door looks nice, but I don't know that it maintains the character.

Also, our code doesn't exactly have the Standards in it (I'm going to add them with the next revision), but I think the following could apply (not sure if vernacular is really a style)...

25.080 A. Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic (i.e., original) materials or distinctive architectural features should be avoided when possible.

25.080 C. Distinctive stylistic features, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored, if possible.

Sara

[cid:imagebdf3b6.gif@131f7846.52874766]

Sara Javoronok

sjavoronok@westlinnoregon.gov<mailto:sjavoronok@westlinnoregon.gov>

Associate Planner

22500 Salamo Rd

West Linn, OR 97068

P: (503) 722-5512

F: (503) 656-4106

Web: westlinnoregon.gov<http://westlinnoregon.gov>

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From: Joy Sears [mailto:joy.sears@state.or.us]<mailto:[mailto:joy.sears@state.or.us]>  
Sent: Tuesday, April 12, 2011 9:52 PM  
To: Cara Kaser; Javoronok, Sara  
Subject: Re: FW: significance?

Hi Sara and Cara,  
I agree that it looks like further shortening the back of the garage may well be the 3 feet proposed to cut off for the carport. Carriage style doors are more appropriate for this era of "garage" and there are openers that open out. Of course, I am sure they want the typical overhead door. There are a number of companies that make overhead garage doors that when closed look about like carriage doors. I don't know about changing the location of the big doors. Being inside of the 'garage' may help you in determining the changes to the front beyond keeping the false front

Yes, the garage is not in pristine condition so I think you have some flexibility. Does that help?

Take care,  
Joy

Joy Sears  
Restoration Specialist  
Oregon State Historic Preservation Office  
725 Summer Street NE, Suite C  
Salem OR 97301

Phone 503-986-0688  
Fax 503-986-0794 or 503-986-0793  
Email: Joy.Sears@state.or.us<mailto:Joy.Sears@state.or.us>

>>> Cara Kaser 04/12/11 9:17 AM >>>  
Hi Sara,

Ok, what I saw in the photo then was probably an addition to the east on the structure at some point. The 1950 Sanborn shows 2 buildings connected, and the aerial today looks like part of that has been shaved off? If that's the case, then shortening the structure to add a carport to the east would probably be ok, but we would want the front maintained as a "garage."

Changing the door to an overhead door with automatic opening is problematic as far as the "look" of the garage is concerned as a c. 1920 structure that would have had these carriage-style doors. I don't know if there are ways to make carriage doors open automatically, but I'm guessing so. Also, I don't know if an overhead, "carriage"-style door is on the market or

not. I've included an attachment with images of garages from the 1920s that may help. I don't have a problem with changing the location and size of the garage door. Since we're not totally sure on the arrangement of the door locations, etc., even removing the man-door could be a possibility (since we don't know if it is in it's original location).

What is clear is that this garage has been definitely altered over the years, and is not a pristine example.

Cara

>>> "Javoronok, Sara" <[sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov)<<mailto:sjavoronok@westlinnoregon.gov>>>  
4/12/2011 8:55 AM >>>  
Hi Cara,

Thanks. I just saw your e-mail after writing back to Joy - below is what I sent to her. The message what exactly what I wanted to know. What do you think about moving the location of the door and replacing the door itself? I'd prefer that they not change the location and I understand their desire for a door that opens with a garage door opener. I'm not sure how practical that is though.

I think the link below to the applicant's submittal will clarify what they're planning on doing. It would extend the roof to the east, not the south - that would definitely be more problematic.

Thanks for writing.

Sara

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Sara Javoronok

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Associate Planner

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P: (503) 722-5512



F: (503) 656-4106

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From: Javoronok, Sara  
Sent: Tuesday, April 12, 2011 8:48 AM  
To: 'Joy Sears'  
Subject: RE: significance?

Thanks for getting back to me. Attached is an aerial from 2010 and the Sanborn maps. Here is a link<[http://westlinnoregon.gov/sites/default/files/fileattachments/pa-11-09\\_1818\\_6th\\_ave\\_applicant\\_submittal.pdf](http://westlinnoregon.gov/sites/default/files/fileattachments/pa-11-09_1818_6th_ave_applicant_submittal.pdf)> to what they've submitted, and here are some other answers and questions:

- The address is 1818 6th Ave, 97068.
- The survey form says the house was built c. 1900. It's not on the May 1900 Sanborn, but it is on the Nov. 1911 Sanborn.
- For this structure - the 1911 Sanborn shows a long shed to the east of where this one is located. The 1925 Sanborn shows a shorter structure in this location, and the other structure is no longer there. The 1950 Sanborn shows two connected structures that extend across the lot.
- Yes, they want to use it for a vehicle. They want a garage door that'll work with an electric opener. To do this, they're proposing centering the garage door and eliminating the standard size door on the front. Then they want to create a 2nd covered parking space for another car.
- They want to shorten the garage by 3', and then add a carport to it.

My concerns were changing the location of the garage/shed door, eliminating the standard size door on the front, and changing the length of the building. However, if the existing garage/shed door and standard size door aren't original/historic, that could be ok. It'd be great if they could keep the opening size the same for the door, but I'm not sure that would work. Changing the length causes me less concern given that it looks like the length has already changed over time, and while it's visible from the alley, it wouldn't be visible from 13th St. Thoughts?

Thanks.

Sara

From: Joy Sears [mailto:joy.sears@state.or.us]<mailto:[mailto:joy.sears@state.or.us]>  
Sent: Monday, April 11, 2011 9:30 PM  
To: Javoronok, Sara  
Subject: Re: significance?

Hi Sara,

It looks like a shed or carriage house to me. I can't tell that it is attached to the house though. The shingles on the front is almost definitely is replacement siding. It is definitely historic. What is the address and year of the house? I don't think it was meant for a vehicle. Is that what they want to do? The doors open out but they don't work? Shorten the garage by how much? And then change that section to a carport, right?

I asked a couple other co-workers there thoughts.

Joy

Joy Sears  
Restoration Specialist  
Oregon State Historic Preservation Office  
725 Summer Street NE, Suite C  
Salem OR 97301

Phone 503-986-0688  
Fax 503-986-0794 or 503-986-0793  
Email: Joy.Sears@state.or.us<mailto:Joy.Sears@state.or.us>

>>> "Javoronok, Sara" 04/08/11 3:11 PM >>>

Hi Joy,

This is one of those issues that's perplexing me. Does the attached garage have significance? It's located behind the attached house, which is a contributing house in the local and NR historic district.

Would it have always looked like this with the doors located where they are now? It's not on the 1911 Sanborn, but it is on the 1925 Sanborn. It's across the alley from the historic commercial area in Willamette. It's not mentioned on the survey form for the house.

The situation is that there are new owners ? at first they wanted to tear it down and replicate it, which I discouraged. Now they want to rehab it, but as part of this they want to change the door to make it functional (which I completely understand), however, they also want to move it so it's centered. In addition, they want to decrease the length of the enclosed portion of the garage and extend the roof to create a carport. I'm not excited about any of these things, but I'm also not sure how much of what's there is the original, has integrity, etc. in the first place.

What are your thoughts? Let me know if you have any questions.

Sara

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[sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov)<<mailto:sjavoronok@westlinnoregon.gov><<mailto:sjavoronok@westlinnoregon.gov>%3c<mailto:sjavoronok@westlinnoregon.gov>>>

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## Javoronok, Sara

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**From:** Cara Kaser [cara.kaser@state.or.us]  
**Sent:** Tuesday, April 12, 2011 9:17 AM  
**To:** Javoronok, Sara  
**Cc:** Joy Sears  
**Subject:** Re: FW: significance?  
**Attachments:** Garages.pdf

Hi Sara,

Ok, what I saw in the photo then was probably an addition to the east on the structure at some point. The 1950 Sanborn shows 2 buildings connected, and the aerial today looks like part of that has been shaved off? If that's the case, then shortening the structure to add a carport to the east would probably be ok, but we would want the front maintained as a "garage."

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What is clear is that this garage has been definitely altered over the years, and is not a pristine example.

Cara

>>> "Javoronok, Sara" <sjavoronok@westlinnoregon.gov> 4/12/2011 8:55 AM >>>  
Hi Cara,

Thanks. I just saw your e-mail after writing back to Joy - below is what I sent to her. The message was exactly what I wanted to know. What do you think about moving the location of the door and replacing the door itself? I'd prefer that they not change the location and I understand their desire for a door that opens with a garage door opener. I'm not sure how practical that is though.

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Thanks for writing.

Sara

[cid:image8e66c6.gif@0e798f7f.dddc4229]

Sara Javoronok

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Thanks.

Sara

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 Sent: Monday, April 11, 2011 9:30 PM  
 To: Javoronok, Sara  
 Subject: Re: significance?

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Sara Javoronok

[sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov)<<mailto:sjavoronok@westlinnoregon.gov>>

Associate Planner

22500 Salamo Rd

West Linn, OR 97068

P: (503) 722-5512

F: (503) 656-4106

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## Javoronok, Sara

---

**From:** Cara Kaser [cara.kaser@state.or.us]  
**Sent:** Tuesday, April 12, 2011 8:20 AM  
**To:** Javoronok, Sara  
**Cc:** Joy Sears  
**Subject:** Re: significance?

Hi Sara,

Joy forwarded your email to me. I've seen quite a few garages with off-centered doors like this one - but not with the false (shingle) front, pretty unusual.

My best guess is that the garage was constructed prior to 1925, given the roof pitch, exposed rafter trails and shingle, constructed with a false front to better blend with the commercial nature of the area. It appears that the man-door on the front was added later (maybe), and that there may have been a another door on the north side that was removed at some point that I can kind of make out in the photo.

In terms of the district, I would consider this a "contributing" structure, but as an outbuilding (the house being the primary structure). I don't know how the local landmarks deals with auxiliary residential structures in West Linn. I feel that the front door could be changed to make the building more accessible to vehicles, etc.

In my opinion, the character-defining features of this garage include its 1-story form, false-front, and garage door. I'm not quite sure what the owners mean by decreasing the length of the garage and extending the roof to create a carport - do you mean cutting half of it off? And extending to the south? That would be probably be more problematic.

Hope this helps - let me know if you have other questions.

Cara

--

Cara Kaser  
Architectural Historian  
State Historic Preservation Office  
Oregon Parks & Recreation Department  
Phone: (503) 986-0784  
Fax: (503) 986-0793  
[cara.kaser@state.or.us](mailto:cara.kaser@state.or.us)

>>> "Javoronok, Sara" <[sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov)> 4/8/2011 3:13 PM >>>  
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What are your thoughts? Let me know if you have any questions.

Sara

---

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Sara Javoronok

[sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov)<<mailto:sjavoronok@westlinnoregon.gov>>

Associate Planner

22500 Salamo Rd

West Linn, OR 97068

P: (503) 722-5512

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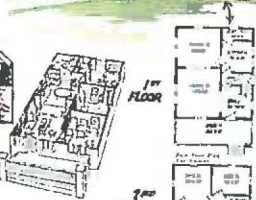
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THE ALADDIN COMPANY

Home Office, Bay City, Michigan



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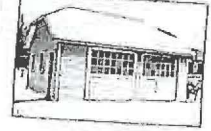
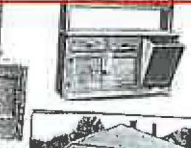
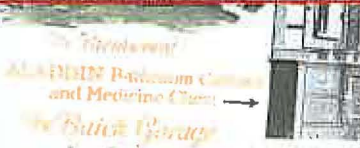
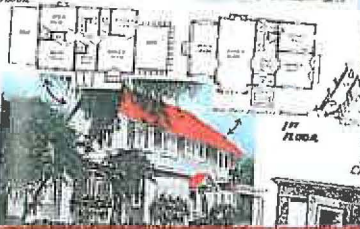


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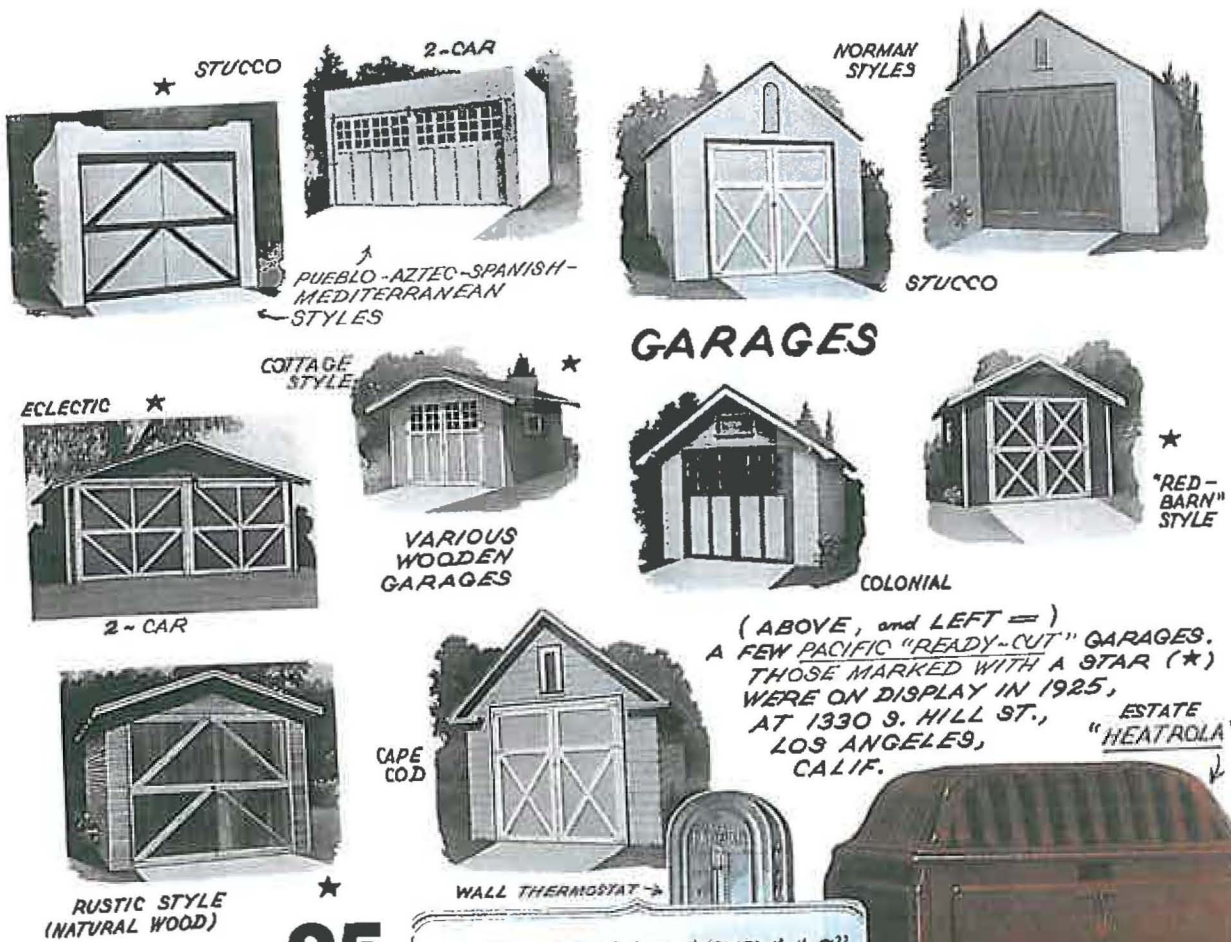
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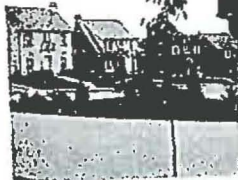




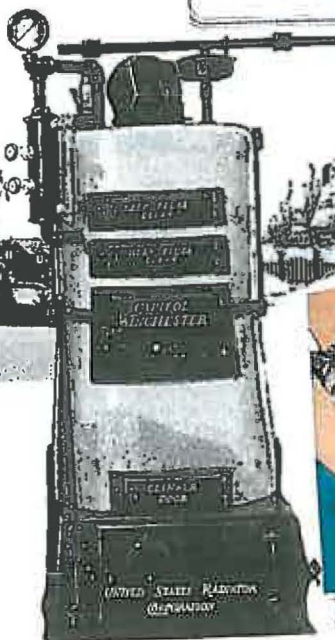
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Modern Heating Comfort



A  
HEATER, DISGUISED AS A  
PHONOGRAPH!  
"There is only one Heatrola!"  
(SINCE 1921)

**Javoronok, Sara**

---

**From:** Javoronok, Sara  
**Sent:** Friday, May 27, 2011 11:31 AM  
**To:** 'Adam Petersen'  
**Subject:** RE: West Linn Historic Review Board Project

Thanks Adam.

For 1), that was pretty clear, so sorry about that. **For the others, the info** answers my questions. **I don't think there's** anything else that you need to **do**. Ten days prior to the meeting we'll mail out the staff report to the Board, post **the** agenda, etc. You'll get a copy. **At** the meeting, the Chair will introduce the project, I'll go over the staff report, you'll have the opportunity to present anything you want, the **Board will have** the opportunity to ask questions, and the **public will** have the opportunity to **comment**. I'll have a brief PowerPoint and **will put your drawings and some of the pictures in it**.

Let me know if you have any additional questions.

Sara

---

**From:** Adam Petersen [<mailto:petersen.adam@gmail.com>]  
**Sent:** Thursday, May 26, 2011 8:14 PM  
**To:** Javoronok, Sara  
**Subject:** Re: West Linn Historic Review Board Project

Sara,

Thank you for the letter. In response to your questions:

- 1) Sorry for not being clearer about the padlocked doors on the north elevation. The line in my project scope " Frame in double door opening on north alley wall" was intended to address this component. My desire/plan is to remove the doors, fill in the opening with framing, and then side with cedar shingles to match/blend with the rest of the elevation.
- 2) Siding for the entire building is planned to be cedar shingles to match existing. Existing shingles will remain as much as possible and any removed will be salvaged for re-installation. New shingles to match will be used only if necessary. (This includes the east elevation).
- 3) All roofing will be asphalt comp shigles to match existing. The existing roofing is in marginal condition and there is rot and damage to some of the roof structure. My plan is to remove all of the existing roofing, make the necessary structural/rot repairs, and then re-roof with comp shingles to match color and texture to the house.
- 4) I noticed the mistake on the 3' setback in option B after I turned in the plans. It is my intent to comply with the required set back as shown in option A. I will correct the option B plan and drop 2 hard copies at your office tomorrow or next Tuesday.

Is there anything more I need/should do prior to the HRB meeting next month?

Thanks!

- Adam



On Tue, May 24, 2011 at 2:14 PM, Javoronok, Sara <[sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov)> wrote:

Hi Adam,

Attached is a letter saying that what you submitted for your project is complete. I do have a few other questions that I would like answers to, preferably in the next week. The project is scheduled for the June 21<sup>st</sup> HRB meeting. I'm anticipating two projects on that agenda, yours will probably be the 2<sup>nd</sup> project. (FYI, there was a public hearing for a project last week and there are two more scheduled for 2 weeks from now.) The City will send you a copy of the staff report about 10 days before the meeting. Please let me know if you have questions about the process or anything else.

Sara

---

Sara Javoronok

[sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov)

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P: [\(503\) 722-5512](tel:(503)722-5512)

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Linn**

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# West Linn

May 24, 2011

Adam Petersen  
1818 6<sup>th</sup> Avenue  
West Linn, OR 97068

**VIA E-MAIL AND U.S. MAIL**

**SUBJECT: DR-11-09 Garage rehabilitation and carport addition**

Dear Mr. Petersen:

The Planning Department finds that this application is complete as of May 24, 2011. The City now has 120 days (until September 21, 2011) to exhaust all local review per state statute. The application is expected to be heard by the Historic Review Board on June 21, 2011. You will receive a copy of the staff report approximately 10 days prior to the meeting.

The project is complete, but I do have several questions that may affect the recommendation for this project. They are as follows:

Section 25.070 I Entryways – Will you be removing the padlocked doors with wood siding on the north/alley elevation? If so, what will they be replaced with?

Section 25.070 J Siding – What type of siding will be on the east elevation of the carport (facing the neighbor)?

Section 25.070 K Roofscape – Will the roofing material for the carport be asphalt composition shingle? Will the existing roofing material on the garage be replaced with this as well?

In addition, the plans for Option B do not show the required 3' rear setback for the carport. Compliance with this setback requirement is necessary and would be a condition of approval for Option B.

Please contact me at 503-722-5512, or by email at [sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov) with any questions or comments.

Sincerely,

Sara Javoronok  
Associate Planner