



**STAFF REPORT  
FOR THE HISTORIC REVIEW BOARD**

**FILE NUMBER:** MISC-12-04

**HEARING DATE:** March 20, 2012

**REQUEST:** Amendment to approval for 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 an amendment to the 2011 approval to remodel the garage and add a carport in the rear yard of 1818 6<sup>th</sup> Avenue. The amendment is to allow for a zero-foot setback in the rear for the carport, which is attached to the garage and accessed from the alley (see Exhibit HRB-3). The project is subject to the approval criteria in CDC Chapter 25, Historic District.

CDC Section 25.070 B(4) requires a 3-foot rear yard setback for accessory structures/garages. In the past, the building code also required a 3-foot rear yard setback for carports. Per the Building Official, the building code now only applies this setback to dwellings and garages and not open carports. As such, the applicant is seeking an amendment from his previous approval and relief from the 3-foot setback requirements through the design modifications provisions.

The subject property 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 proposed amendment, supplemented a condition of approval, meets the applicable criteria. Therefore, staff recommends approval.

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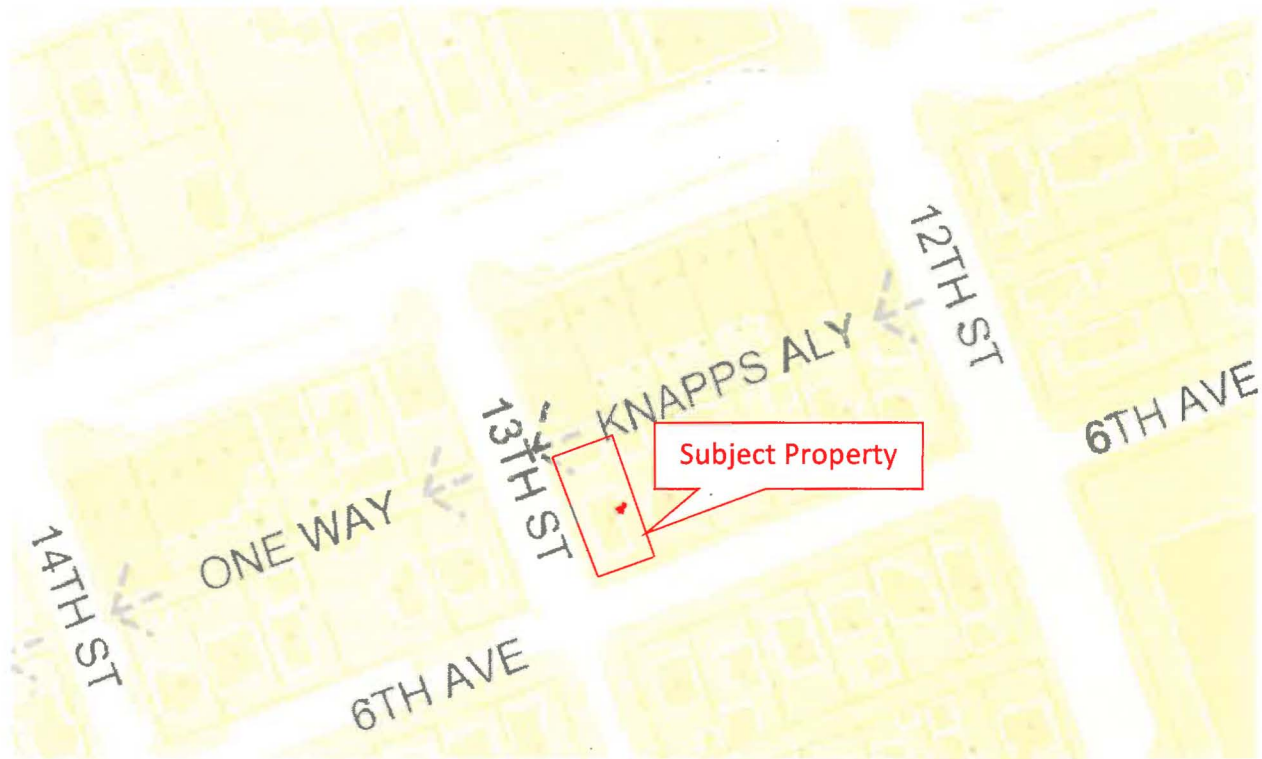
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## GENERAL INFORMATION

- 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 March 6, 2012. Therefore, the 120-day application processing period ends on July 5, 2012.
- PUBLIC NOTICE:** Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on March 6, 2012 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.

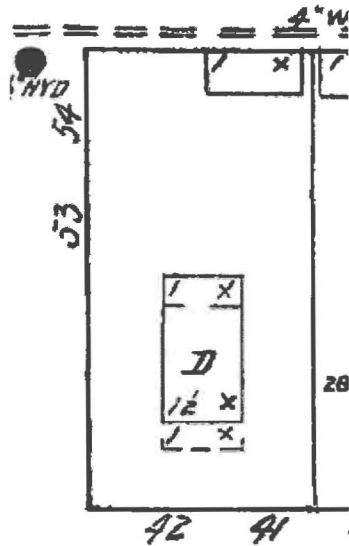


**Site Conditions.** The lot currently accommodates a 1½ story single family house and a detached accessory structure/garage. The property was included in the 1984 Clackamas County Cultural Resources Inventory and the 2006 Reconnaissance Level Survey of the Willamette Falls Neighborhood Historic District. The survey forms are attached as Exhibit HRB-4.

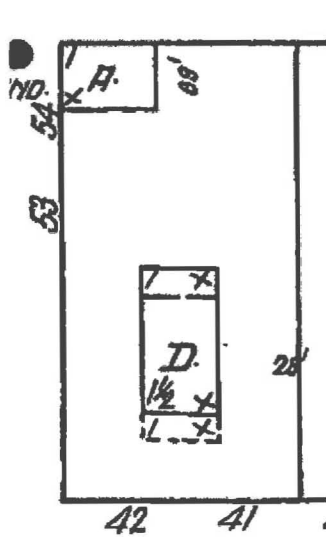
The accessory structure/garage is located to the rear and is along the rear lot line. Work approved through the previous design review is ongoing.

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.

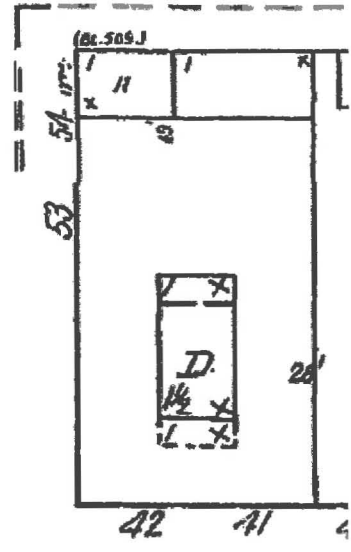




1911 Sanborn Map



1925 Sanborn Map



1950 Sanborn Map



Front elevation- April 2011



Front/Side elevation - February 2012



Carport area - March 2012



Side/East and Rear/North elevations - April 2011

Project Description. The applicant is proposing a zero-foot rear yard setback for the carport.

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. None.

## ANALYSIS

CDC Chapter 25, Historic District, applies to this project. Specifically, the criteria in Sections 25.070, and 25.150 are applicable.

In the previous approval, staff considered the accessory structure/garage and carport together. The non-conforming zero-foot setback on the garage was allowed to continue. However, based on staff's recommendation, the HRB required a 3-foot rear yard setback for the carport as required for accessory structures/garages.

The applicant is now requesting an amendment from the application for a zero-foot rear yard setback. This is now permitted per the building code. It is also consistent with historical development of the site and, per the Sanborn maps, there was previously a structure that extended across the entire rear yard. In addition, the zero-foot setback is also consistent with the structures on nearby properties that also extend to the rear lot line.

## **RECOMMENDATION**

Staff recommends approval of the amendment application subject to the following condition:

1. Site Plan and elevations. With the exception of modifications required by these conditions, the project shall conform to the plans labeled Option B.1 and B.3 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, [inomie@westlinnoregon.gov](mailto:inomie@westlinnoregon.gov). (Electrical permits are through Clackamas County, not the City of West Linn.)
  - Building permit: contact the Building Division at (503) 656-4211, [inomie@westlinnoregon.gov](mailto:inomie@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

### 25.070 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.*
- 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, trails, 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. 1:** The applicant is seeking relief from the 3-foot rear yard setback required in sections 25.070 B(4) and C(1)(d). It was originally staff's understanding that this was also a building code requirement. However, the Building Official advised that the building code now only applies to garages and not carports. See Finding No. 2 for the modification request from the rear yard setback. The remaining criteria are not applicable with this amendment application.

**25.150 DESIGN MODIFICATION PROCEDURES**

- A. *When an alternative(s) to the standards of this chapter is proposed, the decision making body (e.g., Historic Review Board) may grant a design modification in those cases where at least one of the following criteria is met:*
- 1. *The applicant can demonstrate by review of historical records or photographs that the alternative is correct and appropriate to the architecture in the Willamette Historic District of West Linn in 1890 – 1930 or is appropriate to the specific style of architecture proposed with no negative impacts to adjacent homes and the Historic District. Negative impacts shall be defined as loss of sunlight, loss of privacy compared to a design per this code, inappropriate scale or mass which visually overwhelms or is not deferential to the adjacent structure, particularly if it is a primary structure, etc.*
  - 2. *The applicant is incorporating exceptional 1890 – 1930 architecture into the building which overcompensates for an omission. The emphasis is upon superior design, detail, or workmanship which can be verified reviewing previous works of the architect or builder. There shall be no negative impacts to adjacent homes and the Historic District.*
  - 3. *The building placement, scale, lot coverage, setback or height fits the site and integrates well, with no negative impacts to adjacent structures and the Historic District.*
- B. *The provisions of Chapter 75 CDC, Variance, shall not apply.*

**FINDING NO. 2:** The applicant is requesting a modification from Section 25.070 C(1)(d) which requires a 3-foot rear yard setback. This is applicable to garages and not carports, as such, the applicant is seeking relief from the 3-foot rear yard setback.

Per the Sanborn maps, historically, a structure was in this location and, at times, stretched across the entire rear yard. In addition, there is evidence of a previous extension of the garage across the rear yard.

A zero-foot setback is consistent with the existing structures on nearby properties. On this site, the existing garage, while non-conforming, extends to the rear property line. The property to the north, Lil' Cooperstown, extends to the rear property line. The residential property to the east has a garage and storage area that extend to the rear property line.



# 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. MISC-12-04 Applicant's Name Adam Petersen  
Development Name \_\_\_\_\_  
Scheduled (Meeting) Decision Date 3/20/12

**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) 3-6-12 (signed) J. Shroyer
- B. Affected property owners (date) 3-6-12 (signed) J. Shroyer
- C. School District/ Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) 3-6-12 (signed) J. Shroyer  
WILLAMETTE: ALL

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.  
Date: 3-6-12 (signed) J. Shroyer

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

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

**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.: MISC SITE ADDRESS: 1818 6th Ave.  
12-04

PROJECT MANAGER: Sara Javoronok DATE: 3/6/12  
MAILING DEADLINE DATE (14-day or 20-day (circle one)): 3/6/12  
PUBLISH IN LOCAL PAPER (10 days prior): Yes \_\_\_\_\_ No X  
MEETING DATE: 3/20/12

SEND TO (check where applicable):

Applicant: Name: \_\_\_\_\_ Applicant Address: 1818 6th Ave.

Adam Peterson

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.

Other(s): Charles Awalt  
1847 5th Ave  
WL

Other(s): Pauline Beatty  
1690 6th Ave.  
WL

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

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

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

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

JEF 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

DOREEN VOKES  
SUNSET NA SEC/TREAS  
4972 PROSPECT ST  
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 SMOLENS  
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

WEST LINN CHAMBER OF  
COMMERCE  
1745 WILLAMETTE FALLS DR  
WEST LINN OR 97068

PAULINE BEATTY  
1690 6<sup>TH</sup> AVE  
WEST LINN OR 97068

CHARLES AWALT  
1847 5<sup>TH</sup> AVE  
WEST LINN OR 97068



**CITY OF WEST LINN HISTORIC REVIEW BOARD**  
**PUBLIC HEARING NOTICE**  
**FILE NO. MISC-12-04**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on Tuesday, March 20, at 7:00 p.m. in the Council Chambers of City Hall at 22500 Salamo Road, West Linn regarding an application for an amendment to the approval for 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.

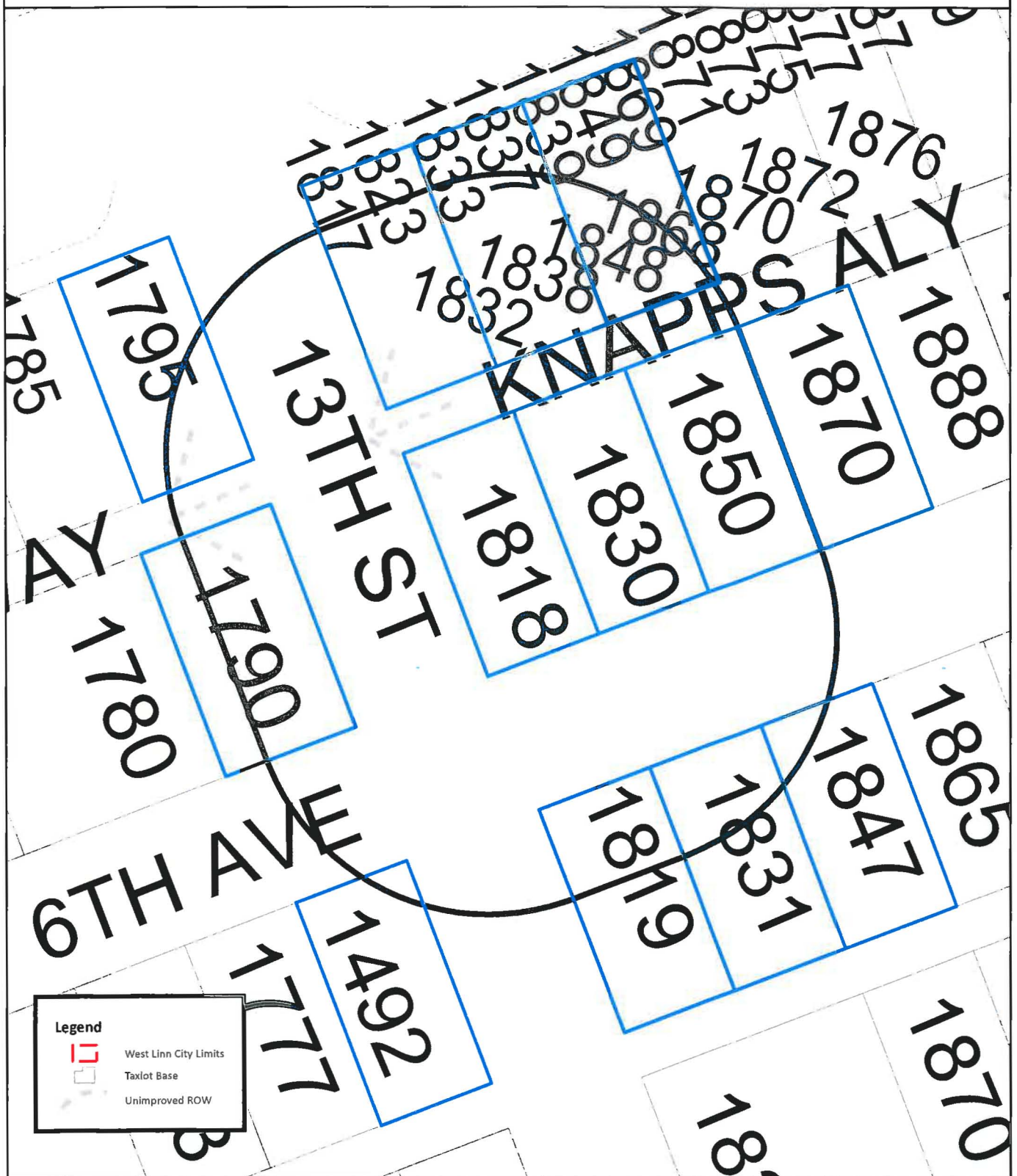
All documents and applicable criteria for MISC-12-04 are available for inspection at no cost at the Planning Department at City Hall and via the City's web site at <http://westlinnoregon.gov/planning/1818-6th-avenue-historic-district-garage-restoration-modification>. In addition, copies can be obtained 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



**Legend**

-  West Linn City Limits
-  Taxlot Base
-  Unimproved ROW

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



SNAPNOTIFY.MXD / AHA APP 3-24-2011

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



## DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT <b>SARA</b>	PROJECT NO(S). <b>M1-12-04 (DR-11-09)</b>
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) TOTAL <b>0</b>

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX)                      | <input checked="" type="checkbox"/> Historic Review                       | <input type="checkbox"/> Subdivision (SUB)                               |
| <input type="checkbox"/> Appeal and Review (AP) *              | <input type="checkbox"/> Legislative Plan or Change                       | <input type="checkbox"/> Temporary Uses *                                |
| <input type="checkbox"/> Conditional Use (CUP)                 | <input type="checkbox"/> Lot Line Adjustment (LLA) */**                   | <input type="checkbox"/> Time Extension *                                |
| <input type="checkbox"/> Design Review (DR)                    | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input checked="" type="checkbox"/> Variance (VAR)                       |
| <input type="checkbox"/> Easement Vacation                     | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures           | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities    | <input type="checkbox"/> Planned Unit Development (PUD)                   | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)    |
| <input type="checkbox"/> Final Plat or Plan (FP)               | <input type="checkbox"/> Pre-Application Conference (PA) */**             | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)      |
| <input type="checkbox"/> Flood Management Area                 | <input type="checkbox"/> Street Vacation                                  | <input type="checkbox"/> Zone Change                                     |
| <input type="checkbox"/> Hillside Protection & Erosion Control |   |  |

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

Site Location/Address: 1818 6th Avenue	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

**Brief Description of Proposal:** Extend roofline of previously approved carport (11-370) to property line to match existing building, historical location of carport, and neighbor's garage.

<b>Applicant Name:</b> Adam Petersen <small>(please print)</small>	Phone: 503-475-6375
Address: 1818 6th Ave	Email: <a href="mailto:petersen.adam@gmail.com">petersen.adam@gmail.com</a>
City State Zip: West Linn, OR 97068	

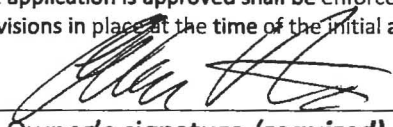
<b>Owner Name (required):</b> same as applicant <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

<b>Consultant Name:</b> same as applicant <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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 hard-copy set 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. 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 (required)	<u>3/5/12</u> Date
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HRB Review Amendment – 1818 6<sup>th</sup> Ave Garage Restoration

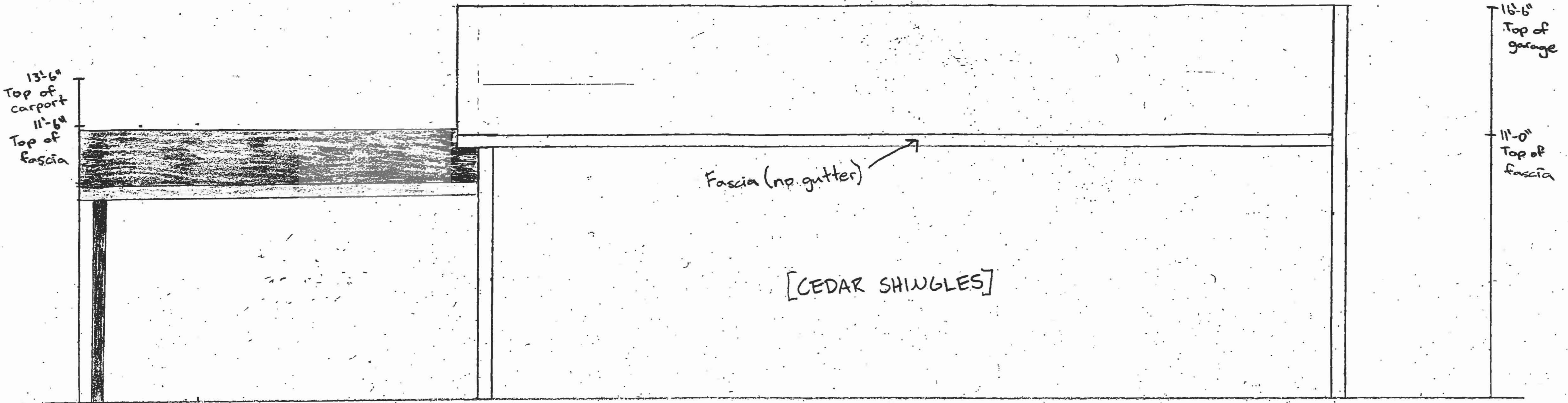
Requested amendment to HRB file #DR-11-09 and permit #11-370:

Modify roofline of proposed carport

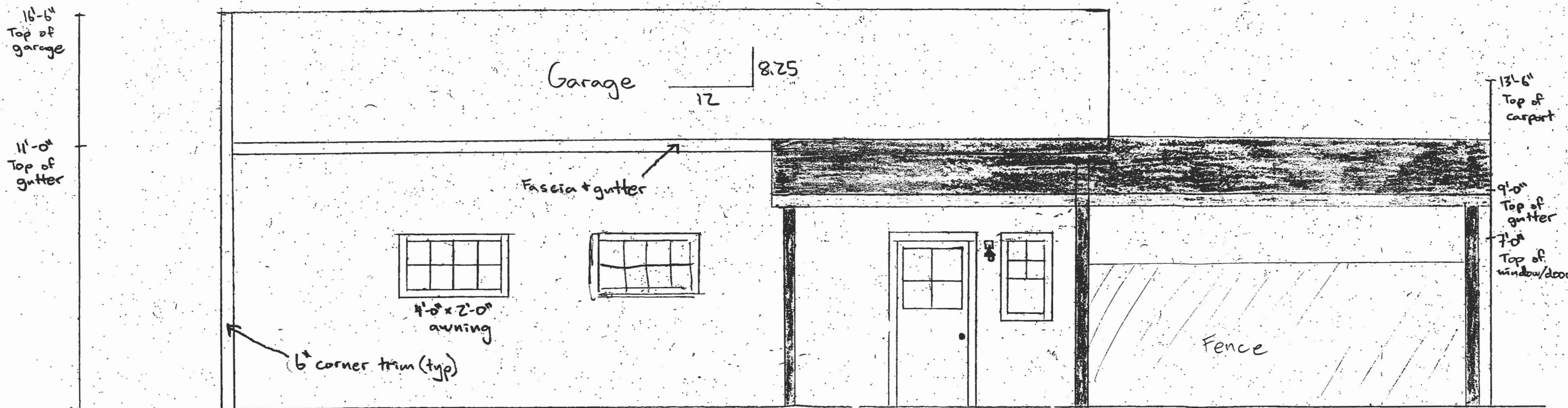
- Previously submitted and approved plans showed north edge of the carport 2' back from the property line per direction from city staff.
- Revised plans request permission to extend carport roof to property line. This will improve the look of the structure and make it better function as a carport to cover a vehicle and protect the side building entrance. The revised roof edge will match the existing building, the neighbor's building, and will match the carport/shed roof that was previously built on this side of the garage.

25.070 A(4): Proposed amendment will encroach into the specified 3' rear-yard setback. The specified setback is not consistent with the adjacent historic properties, nor is it consistent with the existing building. Request is for a 0' rear-yard setback, which is historically accurate for the building and attached carport.

25.150: Proposed amendment meets the requirements for alternatives to the CDC standards. Photos from previous HRB application show remnants of the existing carport/shed roof out to the rear property line. Additionally, Sanborn maps show that a building was historically sited at the location of the new carport. The proposed encroachment into the rear-yard setback will not impact adjacent homes, businesses, or the Historic District. The building scale and setback fit the site and integrate well with the adjacent structures.



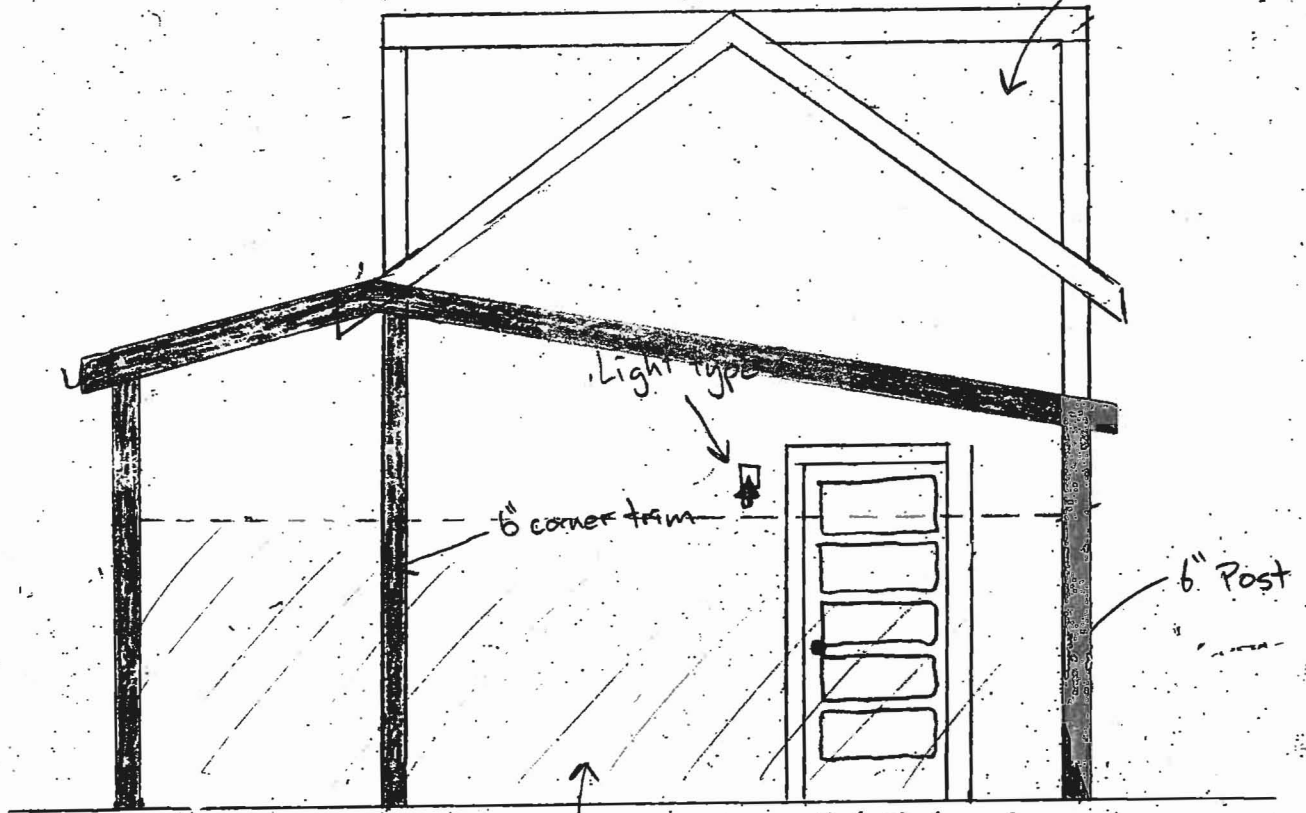
View from alley



View from yard

1/4" = 1'-0"

Back of false front



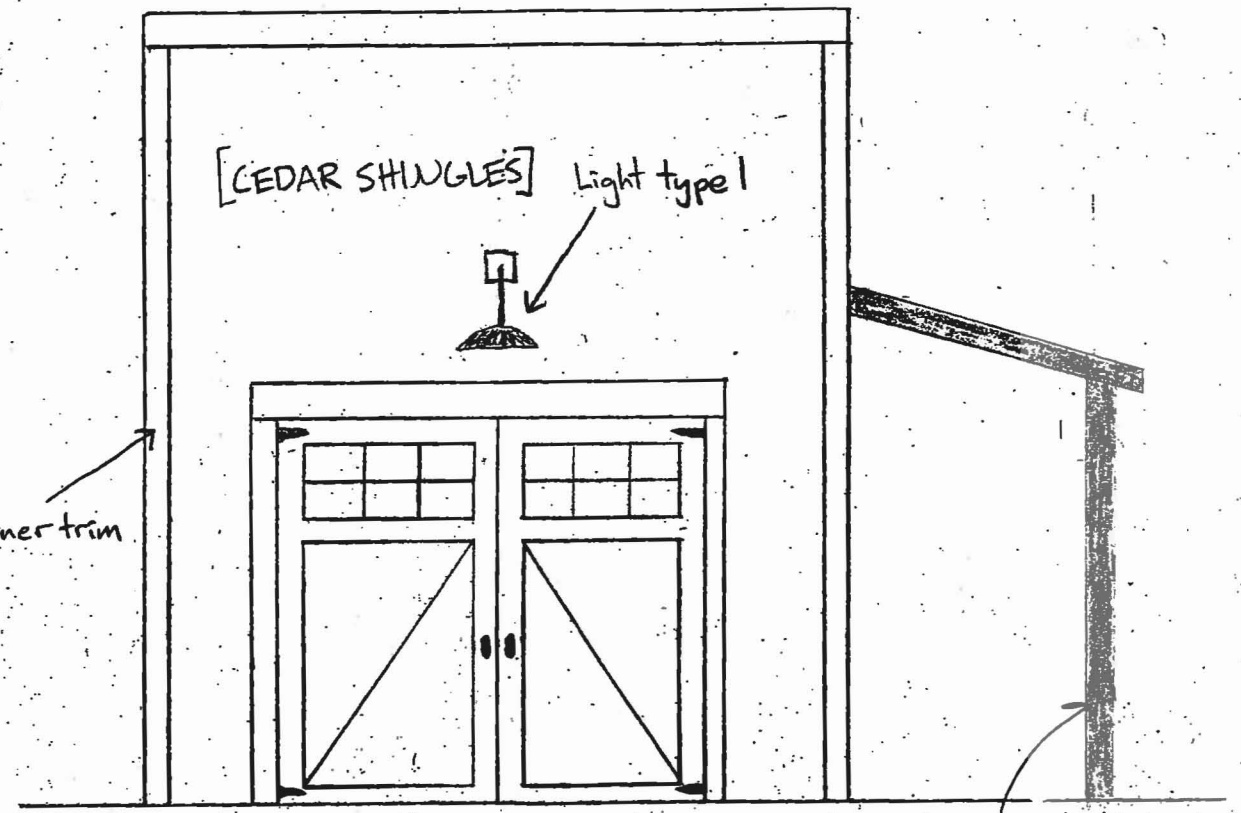
View from neighbor

Fence

30' x 7'-0"

1/4" = 1'-0"

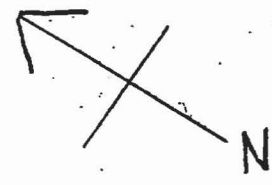
[CEDAR SHINGLES] Light type 1



View from street

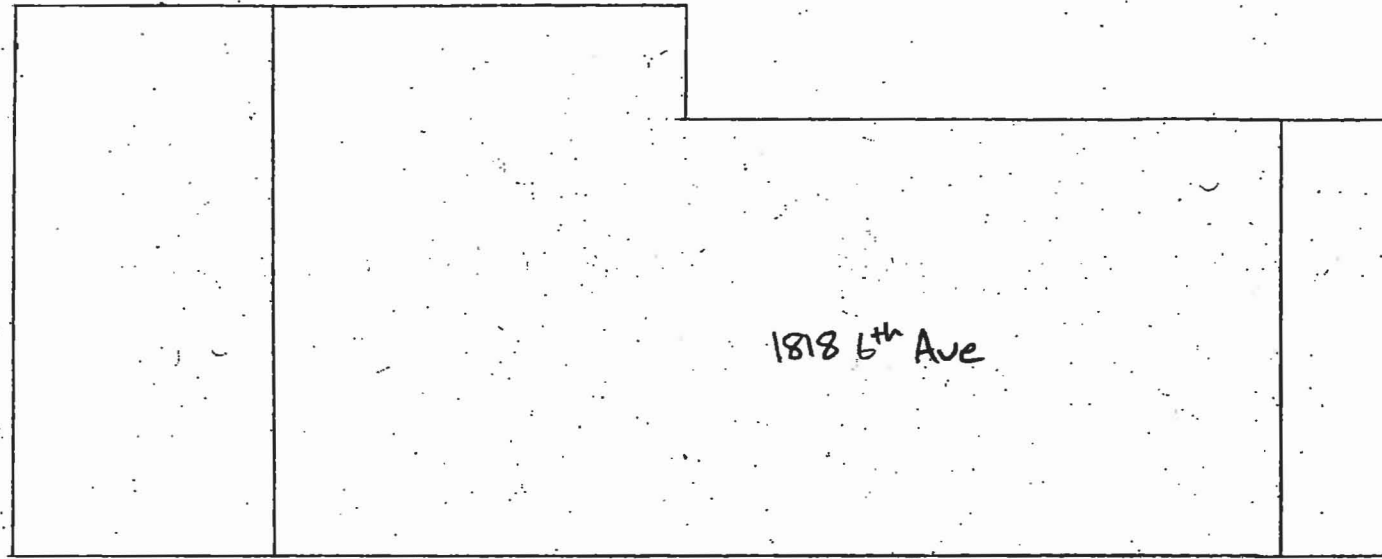
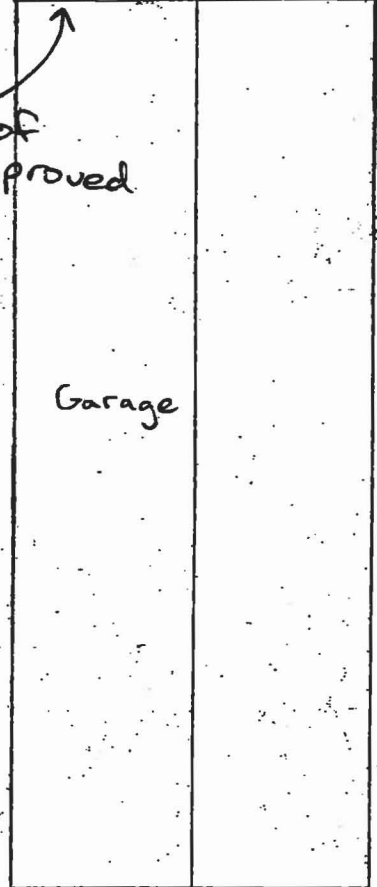
9'-0" x 7'-0"

6" Post



Revised edge of roof

Edge of roof previously approved



Knapps Alley

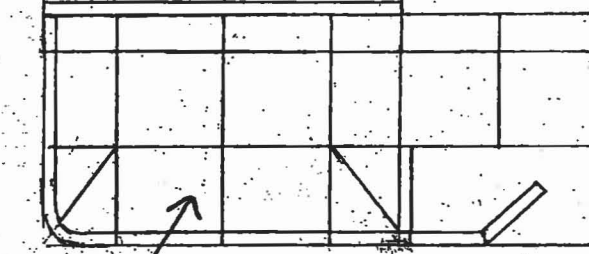
6th Avenue

Lot coverage:

- House (including front porch) = 931 sqft

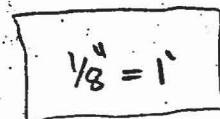
Garage = 555 sqft

Total = 1486 sqft / 5000 sqft  $\Rightarrow$  30% coverage



Sidewalk + approach under separate ROW permit

13th Street



Option B.3



# Oregon Historic Site Form

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

## LOCATION AND PROPERTY NAME

address: 1818 6th Ave  apprx. addr

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

elig. evaluation: eligible/contributing NR status: Listed in Historic District

primary constr date: 1898 (c.  secondary date: \_\_\_\_\_ (c.)  (optional--use for major addns) NR date listed: \_\_\_\_\_ (indiv listed only; see Grouping for hist dist)

primary orig use: Single Dwelling orig use comments: \_\_\_\_\_

secondary orig use: \_\_\_\_\_ prim style comments: \_\_\_\_\_

primary style: Vernacular sec style comments: \_\_\_\_\_

secondary style: \_\_\_\_\_ siding comments: Shiplap with corner and rake boards.

primary siding: Horizontal Board architect: \_\_\_\_\_

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

plan type: Side Passage/Entry

comments/notes: Built for Great Grandma Dollar

## GROUPINGS / ASSOCIATIONS

survey project name or other grouping name		Other (enter description)
COWL Willamette Historic District		
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)







**Javoronok, Sara**

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**From:** Davies, David  
**Sent:** Friday, March 02, 2012 8:33 AM  
**To:** Javoronok, Sara  
**Subject:** Carport setback

Sara,

Setback from property lines for fire protection no longer apply to carports; the State Building Code Division issued a code interpretation that the 3-ft setback only applies to dwellings and garages. Please let me know if you need anything else!

Dave

Sent from my BlackBerry® smartphone with Nextel Direct Connect

David Davies, Building Official  
Planning and Building, #1502

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

## Memorandum

Date: March 8, 2012

To: Historic Review Board

From: Sara Javoronok

Subject: Willamette Neighborhood Selective Reconnaissance-Level Survey

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### **Background**

As part of the 2011-2012 Certified Local Government (CLG) grant the City contracted with SWCA Environmental Consultants to complete a selective reconnaissance-level survey (SRLS) of properties that had not previously been inventoried and were over 45 years of age, and a survey of accessory structures in the Willamette Historic District, which had not previously been inventoried. The survey included a total of 294 properties and the report is attached.

The City has completed SRLS projects for a significant portion of the City. Much of the Willamette Neighborhood had not been surveyed and it contains a high concentration of potentially historic structures. Historic surveys are an important preservation planning tool and identify potential historic resources in a community and, depending on the scope of the survey, updated information on existing historic resources.

Inclusion in a historic resources inventory is not a historic designation and does not place additional regulations on property.

### **Recommendation**

Staff recommends that the HRB review the report and survey and hear the presentation from Jason Allen at SWCA Environmental Consultants.

### **Attachment**

Willamette Neighborhood Selective Reconnaissance-level Survey

Note: For those properties where the accessory structure was surveyed, once this survey is combined with the existing inventory forms, the primary photo will appear rather than that of the accessory structure.

## Memorandum

Date: March 8, 2012  
To: Historic Review Board  
From: Sara Javoronok  
Subject: Preservation Month Award

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### **Discussion**

At the February 21, 2012 HRB meeting staff and the Board discussed potential National Historic Preservation Month activities and discussed moving forward with an award program for an individual, group, or other activity. Staff requested that the HRB forward nominations for the Board to discuss at the March meeting. The award would then be presented to the recipient at a May City Council meeting with the Chair and/or other Board members. Staff received the following nominations:

#### *Charles Awalt*

Owner of the Nicholas Walden residence, which is individually listed on the National Register of Historic Places and part of the district. Initial member of the West Linn Historic Review Board. Former member of the City's Historic Resources Advisory Board. Active in preservation of historic resources in the Willamette Neighborhood and the City of West Linn for nearly 30 years.

#### *Jody Carson*

Owner of a home in the National Register district, with the reconstructed Britton Barn. Proponent of preservation of historic resources in West Linn for over 15 years. Her community involvement includes previously serving on the Planning Commission and she is currently on the City Council and a Board member of the Willamette Falls Heritage Area Coalition.

#### *Historic Review Board*

Nomination is for the initial members of the City's first Historic Review Board, established in 2010. Board members were Charles Awalt, Sandy Carter, Jon McLoughlin, Jim Mattis, Brian Pearce, and Chris Sherland.

#### *Adam Petersen*

Owner of a home in the National Register district. Since purchasing the home in 2010, he has become involved in the neighborhood and with the preservation of homes in the district. Recipient of a 2011 Historic Resources Rehabilitation Grant and is using it on a rehabilitation of an existing accessory structure/garage.

#### *Sue Smith*

In 2009, with the construction of the new Bolton Fire Station, Smith moved and rehabilitated two residences, one a local City landmark, to Lowry Street. They are now located at 6495 and 6533 Lowry Street.

*West Linn Paper Company*

The West Linn Paper Company recently rehabilitated the “White House,” its administrative building, and preserved the structure’s historic look and function, inside and out. The Company has also partnered with heritage groups to offer public tours of the mill, including architectural interiors and exteriors that are typically inaccessible. This exposure has increased interest in West Linn’s history and in the preservation and rehabilitation of the City’s heritage and stories.

**Recommendation**

Staff recommends that the HRB review and discuss the nominees and make recommendation for the award.