

**City of West Linn
PLANNING & BUILDING
DEPT.
LAND USE ACTION**

TO: West Linn/Clackamas County Historic Review Board
FROM: West Linn Planning Staff (Peter Spir, Associate Planner)
DATE: July 9, 2009 (hearing date)
FILE NO.: DR-09-04
SUBJECT: Addition to rear of existing garage to create an Accessory Dwelling Unit (ADU) at 1697 Fifth St. in the Willamette Historic District

Planning Director 

SPECIFIC DATA

**APPLICANT/
OWNER:**

Barbara Woolensack, 1697 Fifth Avenue, West Linn

LOCATION:

same

LEGAL

DESCRIPTION:

Assessor's Map 3 1E 2BC, Tax Lot 4400

ZONING:

R-5 (Willamette Historic District)

APPROVAL

CRITERIA:

CDC Section 25.070

PUBLIC

NOTICE:

This is a Type B land use application. All property owners within 100 feet, the Willamette Neighborhood Association and the applicant were mailed their notices on June 25, 2009.

BACKGROUND

The applicant proposes to install a 14 X 20 foot addition at the rear of the existing single story garage to accommodate a 560 square foot ADU. (Some of the ADU square footage comes from using the existing garage.) Ordinarily additions at the rear of structures in the district are not reviewed by the HRB but because this is addition extends into the sight lines from 14th Avenue, tenuous though it may be, review by the HRB is required.

The garage is of unremarkable vernacular construction and rectangular in its footprint. The addition will maintain the rectangular single story form.

The focus of the code is that the addition should incorporate the same building materials, roof pitches and proportions but it should be possible for the observer to note that the addition is a contemporary one. It should not attempt to compete with the primary structure nor mimic its features so as to detract from whatever historic value it is deemed to possess.

By and large the applicant achieves this since the addition will be out of view, except to the most discerning eye, and by virtue of the clean design chosen.

MAJOR ISSUES

None.

PUBLIC COMMENTS

Since public notice was initiated, staff has received no comments from the public.

RECOMMENDATION

Based upon the staff's findings attached, and the applicant's findings, hereby adopted as Exhibit A, staff recommends that the Historic Review Board approve the proposed ADU /garage addition as proposed and shown in Exhibit A. Recommended conditions of approval are as follows:

1. All exterior lighting shall be shielded to avoid off site glare.

APPROVAL CRITERIA AND STAFF FINDINGS

25.060 CRITERIA FOR EXTERIOR ALTERATION AND NEW CONSTRUCTION

- A. *Except as provided pursuant to Section 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 Section 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 #5.*

FINDING NO. 1

Staff also finds that the purpose statement of CDC 25.010(F) is met by selecting a design that is complimentary to other structures and homes in the district. Agreement with the Comprehensive Plan is achieved in that Goal 5 Recommended Action Measure states the City should “incorporate into new construction architectural design elements that are historically compatible with existing buildings in the district.” The applicant will match all existing materials and colors.

25.070 CONSTRUCTION/REMODEL STANDARDS

A. *For new home construction, remodels, and single-family structures in the Willamette Historic District (and landmark structures as appropriate), the Historic Review Board shall use the following design standards in reaching a decision.*

B. **SITING**

1. **Front yard:** *A distance measured to the dominant vertical face of the building, equal to the average of the front setbacks of adjacent “primary” or “secondary” structures. Where there are no adjacent primary or secondary structures, the setback shall be 15 feet.*
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 3 feet to center a new structure between existing buildings, provided no space between buildings is reduced below 8 feet.*
3. **Rear yard:** *The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within 3 feet of the side or rear property lines.*
4. *New construction on corner lots must face the avenue.*

FINDING NO. 2

The requirement for this zone is that there should be a minimum rear yard setback of 20 feet. The addition will be 29.5 feet from the rear property line. The required side setback of 5 feet is exceeded with the 20 foot setback. No encroachment towards any other property lines is proposed. Therefore, staff finds the criteria are met.

C. **PARKING.** *Parking in the Willamette Town traditionally was handled from the alleys or along the “streets” (as opposed to avenues). Detached garages long the alleys or “streets” characterizes many homes in the district. Alleys were established to provide for parking out of view; with this older pattern, garages are much less dominant than in newer residential areas.*

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 pitch wasn’t 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 firewalls, 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 home 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 City Engineer that all reasonable access alternatives have been exhausted.*
- e. *The parking provisions of Section 26.060(B) shall apply to any non-conforming uses of a structure (i.e., bed and breakfast), as well as any application for Class II home occupations. These provisions would not apply to General Commercial zone uses in the Historic District.*

FINDING NO. 3

The existing garage already accommodates cars from the Fifth Street. Even with the ADU addition, the garage will still function as before with room for one to two vehicles. The building materials for the addition will match existing siding and roofing. Therefore, this criterion has been met.

- D. **BUILDING HEIGHT.** *Buildings in Willamette Town vary in height, most evident are 1-1/2 story Victorians and Bungalows. Some buildings reach 2-1/2 stories, and there are several single story structures as well.*
- 1. *No building shall exceed the height of any primary structure in the district so that the existing neighborhood scale is maintained.*
 - 2. *No building shall exceed 2-1/2 stories. Cupolas and towers are excluded from the aforementioned height limitation; however, no such structure may exceed the height of any existing cupola or tower in the district.*
 - 3. *Existing building heights should be maintained.*
 - 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 "primary" and "secondary" structures shall be preserved.*

FINDING NO. 4

The existing garage is 12 feet tall to the top of the dominant north-south running ridgeline. The rear addition will match that height. The existing modest roof pitch will be matched by the addition. Therefore the criterion is met.

E. BUILDING SHAPES AND SIZES

1. *No building on a 50-foot wide lot shall exceed 35 feet in overall width. Lots with a 65-foot width or greater may have a building width of 40 feet plus the porches, eaves or veranda extensions so that the maximum total width is 47 feet.*
2. *End walls (street facing) should be designed with consideration of scale and aesthetic character of the main facade.*
3. *Buildings should avoid a horizontal orientation in their roof and window designs unless the design can be shown to respond to nearby structures and styles. Buildings in districts other than the Willamette District shall be designed and oriented as appropriate to that area as determined by the Historic Review Board with consideration of Section 25.060 (3).*

FINDING NO. 5

The proportions of the existing garage are rectangular with a strong horizontal emphasis. The garage is 20 feet wide, well below the maximum allowable width. The addition will add 14 feet to the garage length. The existing windows are small and generic. Windows in the addition will be one over one and a side by side one over one. All windows will have 4 inch trim per code. Staff finds that the criteria are met.

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

FINDING NO. 6

No lighting is proposed but the inevitable outdoor lighting should be conditioned so that no off site glare is produced.

G. HORIZONTAL ADDITIONS.

1. *The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building.*
2. *Contemporary construction for alterations and additions are acceptable if the design respects the building's original design and is compatible*

with the original scale, materials, window, and door opening proportions of the structure.

FINDING NO. 7

There addition is appropriate to the existing horizontally oriented garage. It uses matching building materials, roofing, and colors. It improves on the existing proportions of the windows to better agree with historic standards. Therefore, the criteria are met.

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. *Wood sash windows are preferred.*
2. *"Mill aluminum" (shiny) windows are prohibited. Matte finish anodized/coated aluminum windows are permitted so long as they meet dimensional standards.*
3. *Windows shall be surrounded by exterior trim on the top and sides; window trim shall be at least 4-1/2 inches minimum width.*
4. *Window replacements shall match the visual qualities of original windows as closely as possible; this does not require wood windows. Non-wood window replacements must exhibit similar visual qualities as their wooden counterparts. The original number of window "lights" (i.e., panes) shall be maintained or restored when replacements are required.*
5. *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.*
6. *Storm windows should follow the standards for windows. Matte finish anodized/coated frames are permitted. The 4-1/2 inch trim is not required for the storm windows. The color should match underlying trim.*

- 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.*

- 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 new windows are double hung/one over one. Window trim at 4.5 to 5 inches is proposed. Siding is horizontal cedar lap. The applicant states that they will paint the addition to match the existing garage with main body and trim colors. The roofing will be comp material. Therefore, staff finds that the criterion can be met.

- 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 composite shingles. Cedar shakes were not used in period construction. Milled cedar shingles were used and are permitted.*

FINDING NO. 11

The addition's roof pitch will match the existing garage's modest pitch which was typical of garages vis a vis the house roof pitch. Composite shingles shall be used. Therefore, staff finds that the criterion is 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.

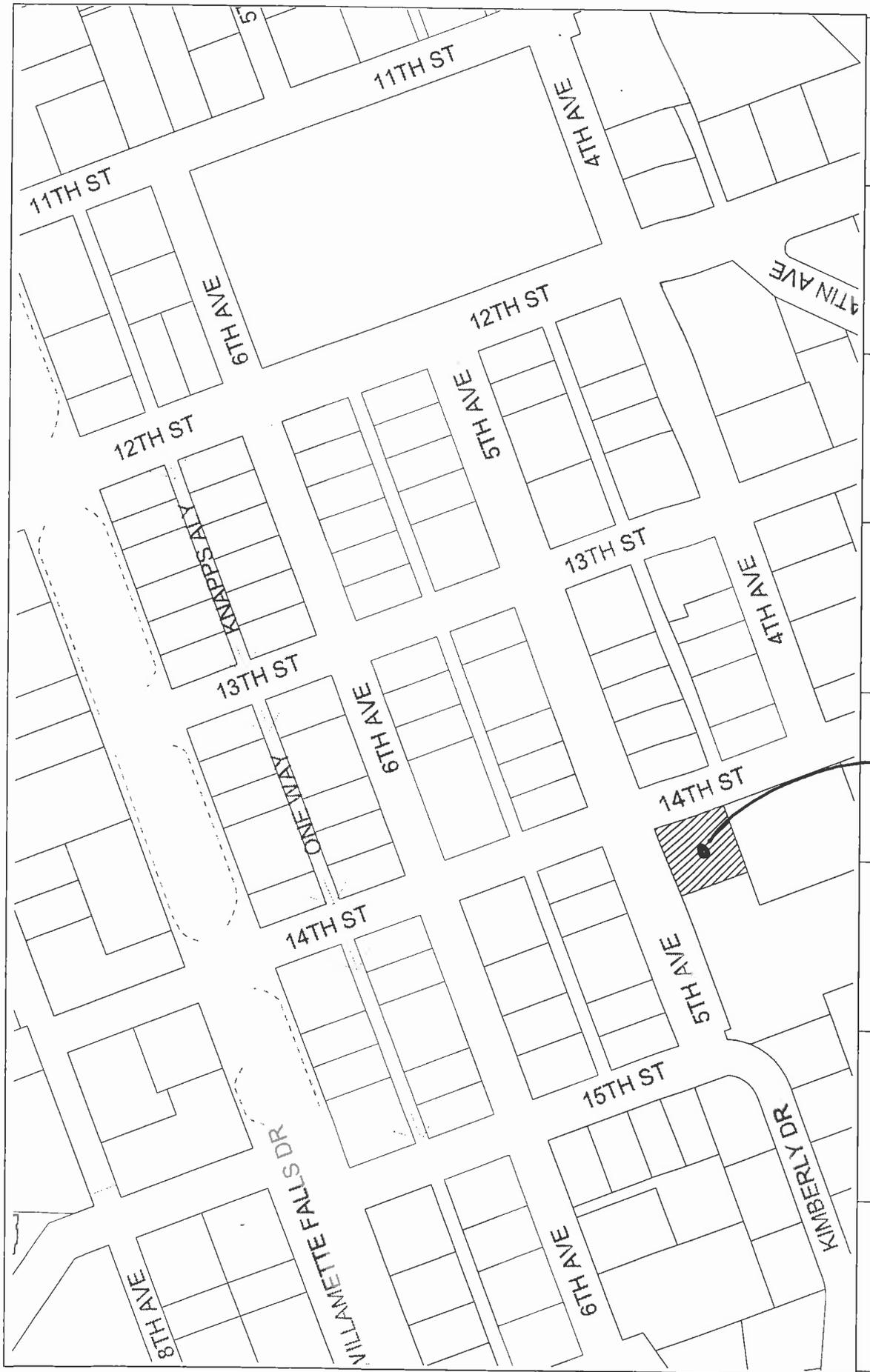
FINDING NO. 12

Staff finds that this addition does not try to pass itself off as anything more than a contemporary addition to a garage with appropriate deference to the simple requirements of this chapter as they relate to accessory structures/garages. Therefore the criterion is met.

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Scale: 239 Feet

1697 5th Ave

City of West Linn GIS (Geographic Information System), SnapMap Date: 6/25/2009

MAP DISCLAIMER:
 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.



Scale: 075 Feet

SITE

City of West Linn GIS (Geographic Information System), SnapMap Date: 6/25/2009

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**APPLICANT'S SUBMITTAL
EXHIBIT A**