



CITY OF
West Linn
PLANNING AND DEVELOPMENT

STAFF REPORT

CLACKAMAS COUNTY HISTORIC REVIEW BOARD

DATE: May 13, 2010 (hearing date)
 FILE NO.: DR 10-01
 SUBJECT: Historic Remodel and Rear Addition
 PLANNER: Sara Javoronok, Associate Planner

Planning Director 

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SPECIFIC DATA

APPLICANTS/

OWNER: Ujahn & Tarra Davisson, 1715 Buck Street, West Linn, OR 97068

LOCATION: Same

LEGAL

DESCRIPTION: Assessor's Map 21E-25AA, Tax Lot 8200

ZONING: R-5

APPROVAL

CRITERIA: CDC Section 26.060

PUBLIC

NOTICE: This is a Type B land use application. All property owners within 100 feet of the subject property, the Bolton Neighborhood Association and the applicant were mailed notices on April 23, 2010.

EXECUTIVE SUMMARY

The applicants are seeking approval for a remodel and rear addition to their house at 1715 Buck Street in the Bolton Neighborhood of West Linn.

This subject property is a residence located on the northwest corner of Buck and Geer Streets, facing Buck Street. Geer Street terminates approximately one house to the north of the subject property. There is an existing rear addition and detached garage that are to be modified as part as part of the proposed project. The subject property is listed as a local historic landmark in Chapter 26 of the Community Development Code. Four other landmark properties are located on Buck Street, all to the east of this property. The adjacent residences are generally 1 ½ stories with some 2 story residences.

The property was included in the 1984 Clackamas County Cultural Resources Inventory and the 2008 Reconnaissance Level Survey of the Buck Street Neighborhood. Per the 1984 survey, the residence was constructed c. 1897 and it is a Queen Anne Vernacular style residence, likely because of its small scale and relative degree of ornamentation. Queen Anne style elements include the decorative patterned shingles and fixed sash windows with decorative glass in the gable ends, the recessed front porch with turned posts and cutout cornice, and architrave molding around the windows. The residence has a cross gabled asphalt shingle roof and shiplap siding with corner boards. The survey notes that the entry may have been altered. Staff notes that the existing windows are vinyl.

The proposed remodel would alter much of the existing rear addition to allow for a first floor, rear bedroom and a second floor bedroom that meet the building codes. The first floor bedroom would be added to the rear of the existing residence and would share a wall

with the existing garage. The ridgeline of this first floor addition is higher than garage ridgeline. For the second floor bedroom, a side gable, with the same pitch as the original side gable would be added. This necessitates increasing the height of the addition, which already exceeds the height of the original structure, an additional 3' 5 1/2", for a total of approximately 6' 6".

On the first floor, the applicant is proposing to replace the existing set of four 4-light fixed windows with two paired 1/1 windows. The windows on the second floor would be the same size and proportions of those added for the first floor bedroom. All of the new windows are paired, as are the majority of the original window openings on the residence. The proportions of the new windows differ slightly from the original windows.



Front (south) elevation



Side (northeast) elevation



Side (east) elevation



Side (east) elevation



Side yard view of existing rear addition and garage



View of property from the far side of the intersection of Buck and Geer Streets.

PUBLIC COMMENTS

Staff has received no comments from the public to date.

RECOMMENDATION

Based upon staff's findings and the applicant's findings (Exhibits E & G), hereby incorporated, staff recommends that the Historic Review Board deny the proposed modifications unless the proposal is modified to conform to the following conditions of approval:

1. The proposal shall be modified in compliance, to the greatest extent possible, with criteria 26.060.C.5 and 26.060.C.6, unless the applicant demonstrates why that is not possible.
2. Future replacement windows on the original structure and visible from the public right-of-way shall match the visual qualities of the original windows.
3. All new and relocated exterior lighting shall be shielded to avoid off-site glare.
4. All new windows shall have wood trim that is a minimum of 4 ½ inches wide.

APPROVAL CRITERIA AND STAFF FINDINGS

26.060 ALTERATION AND DEVELOPMENT CRITERIA

A. **Purpose.** *It is the intent of this Section to provide for the appropriate level of review for proposed alterations and development within Historic Districts, or those affecting Historic Landmarks, and to provide criteria insuring effective and efficient review of proposed alterations and development.*

B. **Minor alterations and maintenance.** *The Planning Director shall determine the status of a proposed alteration. Minor alterations shall be reviewed and approved by the Planning Director who may consult with the Historic Review Board, or any member thereof, in applying the provisions of this Section. An alteration shall be considered "minor" when the result of the proposed action is to maintain or restore portions of the exterior to the original historic appearance while performing normal maintenance and repairs, such as:*

1. *Replacement of gutters and downspouts, or the addition of gutters and downspouts, using materials that match those that were typically used on similar style buildings.*
2. *Repairing or providing a compatible new foundation that does not result in raising or lowering the building elevation.*
3. *Replacement of building material, when required due to deterioration of material, with building material that matches the original material*
4. *Repair and/or replacement of roof materials with the same kind of roof materials existing, or with materials which are in character with those of the original roof.*
5. *Application of storm windows made with wood, bronze or flat finished anodized aluminum, or baked enamel frames which complement or match the color detail and proportions of the building.*
6. *Replacement of wood sashes with new wood sashes, or the addition of wood sashes, when such is consistent with the original historic appearance.*
7. *Additions of solar equipment which, when removed, do not destroy essential elements of the building's character-defined features may be allowed if such equipment is not visible from the public right-of-way.*

C. **Alterations and relocations.** *The Historic Review Board shall review all proposed relocations and all alterations which exceed a "minor" status under Section 26.060(B), above. A request for a relocation or alteration permit under this provision shall be made on the appropriate application form provided by the Department of Planning and Development. Review and approval of an application shall be based on findings of adherence to the following criteria:*

1. *Retention of original construction: Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.*

FINDING NO. 1:

The applicant is not proposing to remove or alter historic materials or distinctive architectural features. The criterion is met.

2. Time period consistency: Structures shall be recognized as products of their own time. Alterations which have no historical basis or which seek to create an earlier appearance shall be avoided.

FINDING NO. 2:

The applicant is not proposing alterations that have no historical basis or seek to create an earlier appearance. The applicant is proposing shingles in the gable end of the addition, but these will not create a false sense of historical development. The criterion is met.

3. Visual integrity/style: Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored as far as is practicable.

FINDING NO. 3:

The applicant is not proposing to alter distinctive stylistic features of the residence. The criterion is met.

4. Replacement or addition materials: Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary or an addition is proposed, new materials should match those of the original structure to the extent possible in composition, design, color, texture, and other visual qualities.

FINDING NO. 4:

The applicant is proposing to replace much of an existing addition that is not architecturally significant. Six-inch beveled wood siding and 1/1 double hung vinyl windows are proposed. The vinyl windows are consistent with the windows currently on the original structure; however, staff encourages the use of wood or wood clad windows on the original residence and the addition since their visual qualities more closely match the property's original windows. The criterion is met.

5. Building height: Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a structure's permanent elevation when constructing a foundation shall be avoided, except as required by Building Code or flood plain overlay zone.

FINDING NO. 5:

The existing building height will not be maintained. The existing addition is approximately 3' taller than the original structure. The proposed addition will increase the existing addition by 3' 5 1/2", for a total of approximately 6' 6" taller than the original structure. The roof pitches will not be altered. The permanent elevation of the structure will not be altered. In conjunction with "6. Horizontal additions" below, this criterion is not met due to the increase in height.

6. *Horizontal additions: The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building. Contemporary 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. 6:

The scale and proportions of the proposed addition, while a considerable improvement over the existing addition, would be more visually compatible with the traditional architectural character of the historic building if it retained the height of the existing structure. Alternatively, it could be more visually compatible if it maintained the pitch of the original roof while increasing in height (i.e. a front gable rather than a dormer/side gable), if the addition was set back from the house a few feet, or if there was a small connector between the 1 ½ story original structure and the 2 story addition. These considerations are particularly important since the property is on a corner lot and the addition is visible from the public right-of-way. However, this side may not frequently been seen since the side street, Geer, terminates approximately 100 feet to the north and is not heavily traveled. In addition, much of the side elevations are blocked by fencing and foliage. The criterion is not met due to the change in scale and proportions resulting from the proposed increase in height.

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

FINDING NO. 7:

The proposed windows for the addition will match the existing vinyl windows, but the visual qualities of the vinyl windows are not the same as the original wood windows. Staff recommends the use of wood or wood clad windows, which more closely match the visual qualities of the original windows.

Most of the existing windows retain the original openings, typically with a 1/1 configuration. However, on the east side, there is an opening that was altered. The original opening, where there appears to have been a paired set of 1/1 double hung windows, is still visible. Staff recommends restoring the opening to the original, or adding trim and repairing the siding so that the opening is not visible. If possible, staff recommends retaining the framing for the opening for potential restoration. The applicant has agreed to casing the windows in wood and using matching window trim. The criterion is met.

8. *Restoration possible: Except where Building Code precludes it, 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. 8:

The alterations and addition are proposed in such a way that if they were to be removed in the future, the essential form and integrity of the original structure could be restored.

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

FINDING NO. 9:

The applicant is not proposing signs, lighting, or other appurtenances. The criterion is met.

D. New Construction. This Historic Review Board shall review all building permits for proposed structures on a landmark site or within a Historic District. Review and approval of an application shall be based on the following criteria:

1. For new single-family construction (including added square footage) in the Willamette Historic District, the Historic Review Board shall use the following design standards in reaching a decision:

a. SITING:

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.

Side yard: Five feet shall be the standard; however, where adjacent structures encroach into the required side yard, the Historic Review Board may reduce one of the side yards to a minimum of three feet to center a new structure between existing buildings, provided no spaces between buildings are reduced below eight feet.

Rear yard: The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within three feet of the side or rear property lines.

FINDING NO. 10:

The proposed addition will not encroach into the required front, side, or rear yard setbacks. The existing garage is encroaching into the rear yard setback; however, the proposed additions will not increase or decrease this non-conformity and additional review is not required. The criterion is met.

b. PARKING STANDARDS:

Garages: Garages shall be accessed from the alleys or "streets." No garage door may face or access onto an "avenue" except where no alley access is available.

Parking: No residential lot shall be converted solely to parking use. No rear yard area shall be converted solely to parking use. At least one paved parking space, which may be covered, shall be provided on-site.

FINDING NO. 11:

The garage is located to the rear of the structure and is accessed from Geer Street. No additional parking is proposed. The criterion is met.

c. *BUILDING HEIGHT STANDARDS: No building shall exceed the height of any primary structure in the district. 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.*

FINDING NO. 12:

The residence does not exceed 2 ½ stories. The criterion is met.

d. *BUILDING SHAPES AND SIZES STANDARDS: No building shall exceed 35 feet in overall width. End-wall (street facing) gables should not exceed 28 feet in overall width. Buildings should avoid a horizontal orientation in their roof and window designs, unless the design can be shown to respond to nearby primary structures.*

FINDING NO. 13:

The residence does not exceed 35 feet in width. The street facing gable is not being altered. There is not a horizontal orientation to the roof and window design. The criterion is met.

e. *ROOF PITCH STANDARDS: Roofs shall have a pitch of at least 6/12. A pitch of 8/12 to 12/12 is recommended.*

FINDING NO. 14:

The roof pitch is not being altered. The criterion is met.

f. *ARCHITECTURAL DETAILS:*

Entryway standards: Buildings shall have a permanently protected entry. (Awnings are not permanent protection.) All main entrances should face the avenues. Flush (flat) doors are prohibited. Doors with windowed areas are recommended.

Window standards: Wood sash windows are preferred. "Mill aluminum" (shiny) windows are prohibited.

Windows shall be surrounded by exterior trim on the top and sides; window trim shall be at least 4-1/2 inches minimum width.

Siding and exterior finish standards: Horizontal wood siding shall be the primary exterior finish. Shingles should only be used in conjunction with horizontal wood siding. Single color exteriors are discouraged. Painted exteriors rather than stained are recommended.

FINDING NO. 15:

The main entrance is not being altered. The windows proposed are vinyl windows rather than wood windows. Staff recommends wood or wood clad windows; however the existing windows are vinyl windows. The windows will have appropriate trim. The proposed shingles will be used in conjunction with horizontal wood siding and are appropriate. The proposed exterior paint scheme is two-colors plus white. The criterion is met.

1715 Buck Street



City of West Linn GIS (Geographic Information System), SnapMap Date: 4/14/2010

Scale: 106 Feet

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.

Cultural Resource Survey Form

CLACKAMAS COUNTY

T. D. NUMBER WL-25-B4

PHOTO INFORMATION:

ROLL: XXXIV
FRAME: 17

STUDY AREA: WEST LINN
LEGAL: T. 2S R. 1E SEC. 25AA
TAX (LOTS): 8200
ZONE SIZE .16

IDENTIFICATION:

COMMON/HISTORICAL NAME: FRANK FORSBERG HOUSE
ADDRESS: 1715 N.E. Buck Street AREA: WEST LINN
CURRENT OWNER: PAUL and GISELA DAVISSON USE: Residence
OWNER'S ADDRESS: Same West Linn 97068
ORIGINAL OWNER: Frank Forsberg USE: Residence
AREA OF SIGNIFICANCE: TOWN: X COUNTY: CITY: NATION:

HISTORIC INTEREST:

THEME: Architecture - 20th Century DATE: c.1897
DESCRIPTION: A former owner and possibly the original owner was Frank Fosberg.

ARCHITECTURAL INTEREST:

STYLE: Queen Anne Vernacular STORIES: 1½
DATE: c.1897 CONDITION: Good ARCHITECT:
SIDING: Wide shiplap with corner boards
ROOF: Multi-gable
DOORS: Architrave molding
WINDOWS: 1/1 double hung with architrave molding, corbelled sashes, fixed sash window with decorative muntins and flash glass in frontal gable peak.
MAIN ENTRANCE: Recessed porch supported by turned posts with cut-out cornice appears to have been altered).

NOTES: Decorative pattern shingles in gable peak (3 styles); projecting bay on east elev. (similar to front elev.); parts of bracket remain on east elev.; additions to the rear.



BIBLIOGRAPHY:

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DATE: 1/4/84
RECORDER: Pinger/Altier
104

Oregon Historic Site Form

Forsberg, F, House
 1715 Buck St
 West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1715 Buck St apprx. addr

West Linn vcnt Clackamas County

Optional Information
 assoc addresses:
 (former addresses, intersections, etc.)
 location descr:
 (remote sites)

historic name: Forsberg, F, House

current/
 other names: _____

block nbr: _____ lot nbr: _____ tax lot nbr: 8200
 township: 2 S range: 1E section: 25 1/4: AA
 zip: 97068

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5 total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: eligible/contributing NR status: _____

primary constr date: 1897 (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: _____

primary style: Queen Anne prim style comments: _____

secondary style: Vernacular sec style comments: _____

primary siding: Horizontal Board siding comments: Wide shiplap with corner boards

secondary siding: Shingle

plan type: _____

architect: _____

builder: _____

comments/notes: Listed in both West Linn and Clackamas County Inventory

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>City of West Linn Local Inventory 2008</u>	<u>Other (enter description)</u>
	<u>Clackamas County Cultural Resource Inventory</u>	<u>Survey & Inventory Project</u>

farmstead/cluster name: _____ external site #: WL-25-B4
 (ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 1/4/1984

Gen File date: _____

106 Project(s)



Oregon Historic Site Form

Forsberg, F, House
1715 Buck St
West Linn, Clackamas County

ARCHITECTURAL / PROPERTY DESCRIPTION

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

Main Entrance: Recessed porch supported by turned posts with cut-out cornice appears to have been altered.

Notes: Decorative pattern shingles in gable peak (3 styles); projecting bay on east elev. (similar to front elev.); parts of bracket remain on east elev.; additions to the rear.

A former owner and possibly the original owner was Frank Forsberg.

HISTORY

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

The decorative shingles and flashglass, as well as turned posts and porch frieze on this house are all elements associated with the Queen Anne style. Popular in the waning years of the 19th century this style was characterized by exuberant displays of ornament and asymmetrical massing. The subject house is significant as a very good example of the type. Virtually intact as built, the building plays an important role in establishing the character of this neighborhood which is noteworthy for having retained a number of well-preserved houses which date to the turn of the century.

Title company records indicate that the Bolton Land Company transferred the deed to Frank Fosberg in 1897. It is believed that the property had been previously developed and that Fosberg, an employee of the Crown Paper Company, resided here until he deeded the property to D.L. Wolverton in 1907.

William & Laura McDonald purchased the property in 1921 and resided there until 1940. William McDonald (1889-1968) was born in Murphy, North Carolina, coming to Oregon in 1910. He was employed as a machinist at the Crown-Willamette Company from 1911 until 1954. Married to Laura Kohler, daughter of Arnold Kohler (see 1562 NE Buck), it is believed that the McDonalds resided here until 1940, when they moved to Portland.

Bibliography:

Clackamas Co. Rural Directory, 1907.
Sohns & Woodbeck, Clackamas Co. Directory 1916-17.
Ticor Title Co. Records, Oregon City, Oregon.
U.S. Census Records, 1890, 1900.

Date: 04/1988
Recorder: Koler/Morrison Consultants

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:

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-10-01 Applicant's Name Ujohn + Tarra Davisson
Development Name Historic Review at 1715 Buck Street.
Scheduled Meeting/Decision Date May 13, 2010

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) 4/23/10 (signed) SR
- B. Affected property owners (date) 4/23/10 (signed) SR
- C. School District/ Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 4/23/10 (signed) SR

all

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: 4/21/10 (signed) SR

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) _____