



CITY OF West Linn

PLANNING AND DEVELOPMENT

STAFF REPORT

CLACKAMAS COUNTY HISTORIC REVIEW BOARD

DATE: April 8, 2010 (hearing date)

FILE NO.: MISC 10-04

SUBJECT: Modification of approval for an addition and remodel to the rear of the residence at 1892 4th Ave in the Willamette Historic District

PLANNER: Sara Javoronok, Associate Planner

Planning Director 

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SPECIFIC DATA

APPLICANT/

OWNER: Todd & Ann Swenson, 1892 4th Avenue, West Linn, OR 97068

LOCATION: Same

LEGAL

DESCRIPTION: Assessor's Map 3 1E 2BD, Tax Lot 700

ZONING: R-5/Willamette Historic District

APPROVAL

CRITERIA: CDC Sections 25.060-080, 25.120

PUBLIC

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

EXECUTIVE SUMMARY

The Board originally approved an addition and remodel to the rear of the residence at 1892 4th Avenue on November 12, 2009. A copy of the report and plans are attached. The original proposal included opening an enclosed porch, replacing an existing dormer with a larger dormer, raising a wall, and replacing a covered patio with a smaller porch.

Following this approval, the applicants moved forward with their plans and learned that building code regulations, specifically the egress regulations for fire and life safety, required a modification to the approved gable and windows. The proposed changes are potentially significant to the existing structure and are therefore before the Board for a modification of the approval. The changes would be located on the rear of the residence, a secondary façade.

This residence is located on the northwest corner of 4th Avenue and 12th Street, and faces 4th Avenue. A large garage/accessory structure is located in the rear yard. The residence is a primary structure in the local Willamette Historic District. It is also an eligible contributing residence in the National Register listed Willamette Falls Neighborhood Historic District.

It is a Stick style residence with influences of the Queen Anne style. Stick style elements include a steeply pitched roof with gables, decorative bargeboard, decorative trusses in the gables, and the horizontal and vertical boards raised from the façade, similar to half-timbering. Queen Anne elements include the turned porch posts and quarter round sunburst brackets on the cut-away bay window. The property has predominantly shiplap siding, with sections of vertical siding, and predominantly 1/1 double hung windows. It was included in the attached 2008 and 2006

surveys of the Willamette area for the National Register Nomination and in the 1984 Clackamas County Cultural Resource Inventory.



Front (southeast) façade



Side (northeast) façade



Rear (northwest) façade



Side (southwest) façade



Rear yard view of existing accessory structure



Alley view of existing accessory structure

PUBLIC COMMENTS

Staff has received no comments from the public to date.

RECOMMENDATION

Based upon staff's findings and the applicant's findings (Exhibit E), 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, the first two of which are from the original approval:

1. All new and relocated exterior lighting shall be shielded to avoid off-site glare.
2. All new windows shall have wood trim that is a minimum of 4-1/2 inches wide.
3. The proposal shall be modified in compliance, to the greatest extent possible, with criteria 25.070 G., 25.070 H. and 25.080 G., and the building code and fire and life safety regulations for egress windows, or the applicant demonstrates why that is not possible.
4. The final plans are subject to city review and approval in compliance with this decision.

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

The addition and remodel originally proposed were generally compatible with criteria for exterior alteration and new construction. The proposed changes, which are required due to building code and the fire and life safety regulations for egress windows, are not as compatible.

The changes are to the rear of the residence, a secondary façade. Two casement windows are proposed for the rear elevation. This is due to the egress requirements of a minimum net clear opening height of 24 inches and a net clear opening width of 20 inches for a minimum net clear opening of 5 square feet. The applicants have stated that they will look like double hung windows with simulated or actual divided lights.

These requirements also necessitated the change in the roofline, creating an additional gable. The addition of the second gable, directly adjacent to the first, is not as compatible with the existing structure as the original proposal. It would not have been common for a Queen Anne or Stick style residence to have adjacent gables of the same height and pitch.

The criterion is not met due to changes necessary to meet building code regulations.

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.*

FINDING NO. 2

The changes proposed to the addition and remodel will not affect setback compliance. The criterion is 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. 3

The changes proposed will not exceed the existing building height or alter the roof pitch. 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. 4

The changes to the addition and the remodel are compatible with the requirements for the building shapes and sizes. The criterion is 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. 5

The changes to the addition and remodel will not have any signs or lighting. The criterion is met.

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. 6

The proposed changes to the addition and its roofline are not as visually compatible with the traditional architecture character as the original proposal. However, the changes are required due to building code and fire and life safety regulations. The criterion is not met due to changes necessary to meet building code and fire and life safety regulations.

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.*

FINDING NO. 7

The original approval was for all double hung wood windows. The requested changes, which are necessary in order to meet the building code and the fire and life safety regulations, necessitate the use of casement windows. These windows will be located on the rear of the residence, but the residence is located on a corner lot, and the rear façade is visible from the public right-of-

way. Because the rear façade is visible from the right-of-way, CDC Section 25.070 H. 5 does not provide relief from the design standards. CDC Section 25.070 H. 4 does apply and requires that window replacements shall match the visual qualities of original windows as closely as possible. Although the windows will have the appearance of double hung windows using simulated or actual divided lights, the criterion is not met due to changes necessary to meet the building code and the fire and life safety regulations.

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. 8

The proposed changes will not affect the entryway. The criterion is 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. 9

The proposed changes will not affect the siding or exterior finishes. The criterion is 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. 10

The roof of the proposed gable will have a pitch of 12/12. 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. 11

The proposed changes meet criteria A-F and H. For criterion G, the addition of the gable and casement windows is on the rear, secondary, façade, and only limited parts of it are visible from the public right-of-way. However, the additional gable and use of casement windows is not compatible with the original design or windows. These changes are necessary due to meet the building code and the fire and life safety regulations. The criterion is not met due to building code regulations.

25.120 BUILDING CODE REQUIREMENTS

- A. Permits Required: Any alteration or relocation of a Historic Landmark shall be subject to the applicable regulations under the Uniform Building Code or superseding codes of the Building Department.*

- B. Waivers: As provided in Section 104(f) of the Uniform Building Code, repairs, alterations, and additions necessary for the preservation, restoration, rehabilitation, or continued use of an Historic District structure or Landmark structure, may be made without conformance to all the requirements of the Uniform Building Code when authorized by the Building Official, provided:*
 - 1. Any unsafe conditions as described in the Uniform Building Code are corrected;*
 - 2. The restored building or structure will be no more hazardous, based on life safety, fire safety, and sanitation, than the existing building; and,*
 - 3. The Building Official seeks the advice of the Oregon State Historic Preservation Officer, or designee.*

- C. Appeals. In the case of appeals related to the application of the Uniform Building Code to a Historic District or Landmark structure, the appropriate appeals board should seek the advice of the State Historic Preservation Officer.*

FINDING NO. 12

The proposed changes do not meet criteria 25.070 G., 25.070 H., or 25.080G. The design standards in 25.070 and 25.080 are in conflict with the building code and the fire and life safety regulations, which supersede the design standards and cannot be waived.



CITY OF
West Linn

EXHIBIT -1

VICINITY MAP

FILE NO.: MISC-10-04

REQUEST: Modification of Approval for remodel and addition to
a Historic District house at 1892 4th Ave

1892 4th Avenue



City of West Linn GIS (Geographic Information System), SnapMap Date: 3/23/2010
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: 073 Feet



EXHIBIT -2

HISTORIC SURVEY FORMS

FILE NO.: MISC-10-04

REQUEST: Modification of Approval for remodel and addition to
a Historic District house at 1892 4th Ave

Oregon Historic Site Form

Otto F. Nelson House
1892 4th Ave
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1892 4th Ave apprx. addr

historic name: Otto F. Nelson House

West Linn vcnt Clackamas County

current/
other names: Olson residence

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

location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 700
township: 3 S range: 1 E section: 2 1/4: BD
zip: 97068

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: eligible/contributing

NR status: _____

primary constr date: 1895 (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: Stick

sec style comments: _____

secondary style: Queen Anne

siding comments: _____

primary siding: Horizontal Board

architect: _____

secondary siding: _____

builder: _____

plan type: Crosswing

comments/notes:

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>Clackamas County Cultural Resource Inventory</u>	<u>Survey & Inventory Project</u>
	<u>West Linn Survey- Willamette Conservation District 2006</u>	<u>Survey & Inventory Project</u>
	<u>Willamette Falls Neighborhood Historic District- Potential 2008</u>	<u>Potential Historic District</u>

farmstead/cluster name: _____ external site #: WL-2-44
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

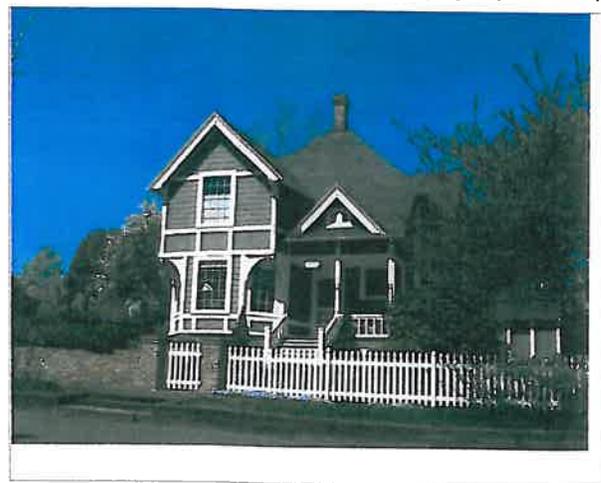
NR date listed: _____

ILS survey date: _____

RLS survey date: 3/17/2006

Gen File date: _____

106 Project(s)



Oregon Historic Site Form

Otto F. Nelson House
1892 4th Ave
West Linn, Clackamas County

ARCHITECTURAL / PROPERTY DESCRIPTION

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

Main Entrance: Porch supported by turned posts.

Notes: Gable-roofed dormer with decorative bargeboard. Polygonal bay with brackets pendants. Decorative stick-style detailing. Quarter-round sunbursts over diagonal sashes. Brick retaining wall. Belt course. Extensions on rear.

A former owner, O.F. Olsen (1901) may have been the original owner.

HISTORY

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

The house at 1892 4th Ave was constructed by O.F. Olsen. 1744 4th Street was an early settlers house brought up from the river.

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:

Cultural Resource Survey Form

CLACKAMAS COUNTY

I. D. NUMBER WL-2-44

PHOTO INFORMATION:

ROLL: xxx
FRAME: 10

STUDY AREA: West Linn
LEGAL: T. 3 R. 1E SEC. 2BD
TAX (LOTS): 700
ZONE _____ SIZE .23

IDENTIFICATION:

COMMON/HISTORICAL NAME: OTTO F. NELSON HOUSE
ADDRESS: 1892 S.E. 4th Avenue
CURRENT OWNER: JERRY L. CALHOUN AREA: West Linn
OWNER'S ADDRESS: Same West Linn USE: Residence
ORIGINAL OWNER: O. F. Nelson USE: Residence
AREA OF SIGNIFICANCE: TOWN: X COUNTY: _____ CITY: _____ NATION: _____

HISTORIC INTEREST:

THEME: Architecture - 19th Century DATE: ca. 1895
DESCRIPTION: A former owner, O. F. Olsen (1901) may have been the original owner.

ARCHITECTURAL INTEREST:

STYLE: Queen Anne STORIES: 2
DATE: ca. 1895 CONDITION: Good ARCHITECT: _____
SIDING: _____
ROOF: Hip and cross gable supported by brackets.
DOORS: _____
WINDOWS: Multi-light replace original windows. Stained glass windows on east elevation.
MAIN ENTRANCE: Porch supported by turned posts.

NOTES: Gable-roofed dormer with decorative bargeboard. Polygonal bay with brackets and pendants. Decorative stick-style detailing. Quarter-round sunbursts over diagonal sashes. Brick retaining wall. Belt course. Extensions on rear.



BIBLIOGRAPHY: 47
Bk. 3, p. 175

DATE: 1/16/84
RECORDER: BORGE/PINGER
441



CITY OF
West Linn

EXHIBIT -3

AFFIDAVIT/NOTICE PACKET

FILE NO.: MISC-10-04

REQUEST: Modification of Approval for remodel and addition to
a Historic District house at 1892 4th Ave

MAILED
3/23/10 SK

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. M151-10-04 Applicant's Name TODD + Cinn Swenson
Development Name Historic Re-model 1892 4th Avenue
Scheduled Meeting/Decision Date April 8th

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 X

- LA The applicant (date) 3/23/10 (signed) SK
 - LB Affected property owners (date) 3/23/10 (signed) SK
 - C. School District/Board (date) _____ (signed) _____
 - LD Other affected gov't. agencies (date) 3/23/10 (signed) SK
 - E. Affected neighborhood assns. (date) 3/23/10 (signed) SK
- Clackamas Co. - CCHRB
Willamette & all*

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

Date: 3/23/10 (signed) SK

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) _____

**CITY OF WEST LINN
CLACKAMAS COUNTY HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. MISC-10-04**

The Clackamas County Historic Review Board (HRB) will hold a public hearing on the request of Todd & Ann Swenson modify the approval to remodel and add on to the north (rear) wing of their house at 1892 4th Avenue. The hearing is scheduled to be held on Thursday April 8, 2010, at 7 p.m. in the Clackamas County Offices at 150 Beaver Creek Road, Oregon City OR 97045. When you arrive for the hearing, consult the information desk to determine which hearings room will be used. The hearing will be based upon the provisions of Chapter 25 of the West Linn Community Development Code. Approval or disapproval of the request by the HRB will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because records indicate that you own property within 100 feet of the proposed site also identified as Tax Lot 700 of Assessor's Map 31E 2BD.

All documents and applicable criteria in the above-noted file are available for inspection at no cost and also via the City's web site at <http://westlinnoregon.gov/planning/1892-4th-avenue-modification-approval-remodel-historic-district>, 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 (phone 722-5512). For fastest results please E-mail at sjavoronok@westlinnoregon.gov

The hearings will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. 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 report presentation from the City Planner, 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.

TERESA ZAK Administrative Assistant
Notice 04.08.10

AWALT CHARLES A
1847 5TH AVE
WEST LINN OR 97068-4532

BRINEY MICHAEL J & MARY JILL
1808 4TH AVE
WEST LINN OR 97068-4503

CARSON JODY & JOHN E KLATT
1296 12TH ST
WEST LINN OR 97068-4649

KIERES ELIZABETH S
1852 4TH AVE
WEST LINN OR 97068-4503

MAYSELS CHERYL A TRUSTEE
1862 4TH AVE
WEST LINN OR 97068-4503

PIROOZMANDI JILLA & DAVID
2535 ONEAL CT
WEST LINN OR 97068-7303

SOPHER SONJA LEE
1883 5TH AVE
WEST LINN OR 97068-4532

SWENSON ANN M
1892 4TH AVE
WEST LINN OR 97068-4503

WEST LINN-WILS SCH DIST #3J
PO BOX 35
WEST LINN OR 97068-0035

TODD AND ANN SWENSON
1892 4TH AVE
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

GORDON BRYCK
BOLTON NA DESIGNEE
5888 WEST A ST
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

LINDA PREISZ, CCHRB LIASON TO HRAB
TRANSPORTATION & DEVELOPMENT
CLACKAMAS COUNTY
150 BEAVERCREEK RD
OREGON CITY OR 97045

BUTLER BRUCE
CCHRB
14011 SE RIDGECREST
HAPPY VALLEY OR 97236

JEFF JAQUA
CCHRB
52203 E TERRA FERN DR
SANDY OR 97055

TODD ISELIN
CCHRB CHAIRMAN
19378 S CENTRAL POINT RD
OREGON CITY OR 97045

DAVID TURVILLE
CCHRB
15361 S CLACKAMAS RIVER DR
OREGON CITY OR 97045

JOE VONDRAK
CCHR
25505 SE YAHWEH LN
GRESHAM OR 97080

ROGER BELL
CCHR
44616 SE WARRINER RD
CORBETT OR 97019

32



EXHIBIT -4

COMPLETENESS LETTER

FILE NO.: MISC-10-04

REQUEST: Modification of Approval for remodel and addition to
a Historic District house at 1892 4th Ave



CITY HALL 22500 Salamo Rd. West Linn Oregon 97068

telephone: (503) 657 0331

fax: (503) 650 9041

West Linn

March 23, 2010

Todd & Ann Swenson
1892 4th Ave.
West Linn, OR 97068

SUBJECT: MISC 10-04

Dear Mr. and Ms. Swenson:

The Planning Department has declared the modification of approval for your application for the Historic District Design Review to remodel and add on to the north (rear) wing of your house **complete** as of March 23, 2010. The City now has 120 days (until September 19, 2010) to exhaust all local review per state statute. The application is expected to be heard by the Clackamas County Historic Review Board on April 8, 2010. The notice for this hearing will be sent by March 25, 2010.

Please contact me at 722-5512, or by email at sjavoronok@westlinnoregon.gov if you have any questions or concerns.

Sincerely,

Sara Javoronok
Associate Planner

DR 09-09 Modification Completeness Letter



EXHIBIT - 5

APPLICANT'S SUBMITTAL

FILE NO.: MISC-10-04

REQUEST: Modification of Approval for remodel and addition to a Historic District house at 1892 4th Ave

Addition and Remodel of Back Portion of Home, 1892 4th Avenue, West Linn OR 97068

Roof Line Change

This change is needed to meet the requirements of the National Egress Codes for fire evacuation. This change will alter the alley view elevation only and keeps the remaining elevations intact as originally submitted.

The two windows changed on this elevation will be exchange from Double Hung to Casement type with the look of a Double Hung.



DEVELOPMENT REVIEW APPLICATION

RECEIVED

MISC-10-04

MAR 18

PLANNING & BUILDING
CITY OF WEST LINN

TYPE OF REVIEW (Please check all boxes that apply):

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

Home Occupation / Pre-Application / Sidewalk Use Application * / Permanent Sign Review * / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT _____ * No CD required / ** Only one copy needed

TODD SWENSON 1892 4th Ave West Linn, OR 97068

OWNER'S	ADDRESS	CITY	ZIP	PHONE (res. & bus.)
<u>SA</u>				<u>(503) 962-0831</u>

APPLICANT'S	ADDRESS	CITY	ZIP	PHONE (res. & bus.)

CONSULTANT	ADDRESS	CITY	ZIP	PHONE

SITE LOCATION _____

Assessor's Map No.: _____ Tax Lot(s): _____ Total Land Area: _____

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.

4. **Four (4) 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.**

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.

SIGNATURE OF PROPERTY OWNER(S)
 X [Signature] Date 3/17/10

SIGNATURE OF APPLICANT(S)
 X _____ Date _____

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY. ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068; PHONE: 656-4211 FAX: 656-4106

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

PLANNING RECEIPT
Receipt: # 935529
Date : 03/22/2010
Project: #MI-10-04
 BY: JN

NAME : TODD SWENSON

ADDRESS : 1892 4TH AVE

CITY/STATE/ZIP: WEST LINN OR 97068

PHONE # : 962-0831

SITE ADD. : 1892 4TH AVE

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

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

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

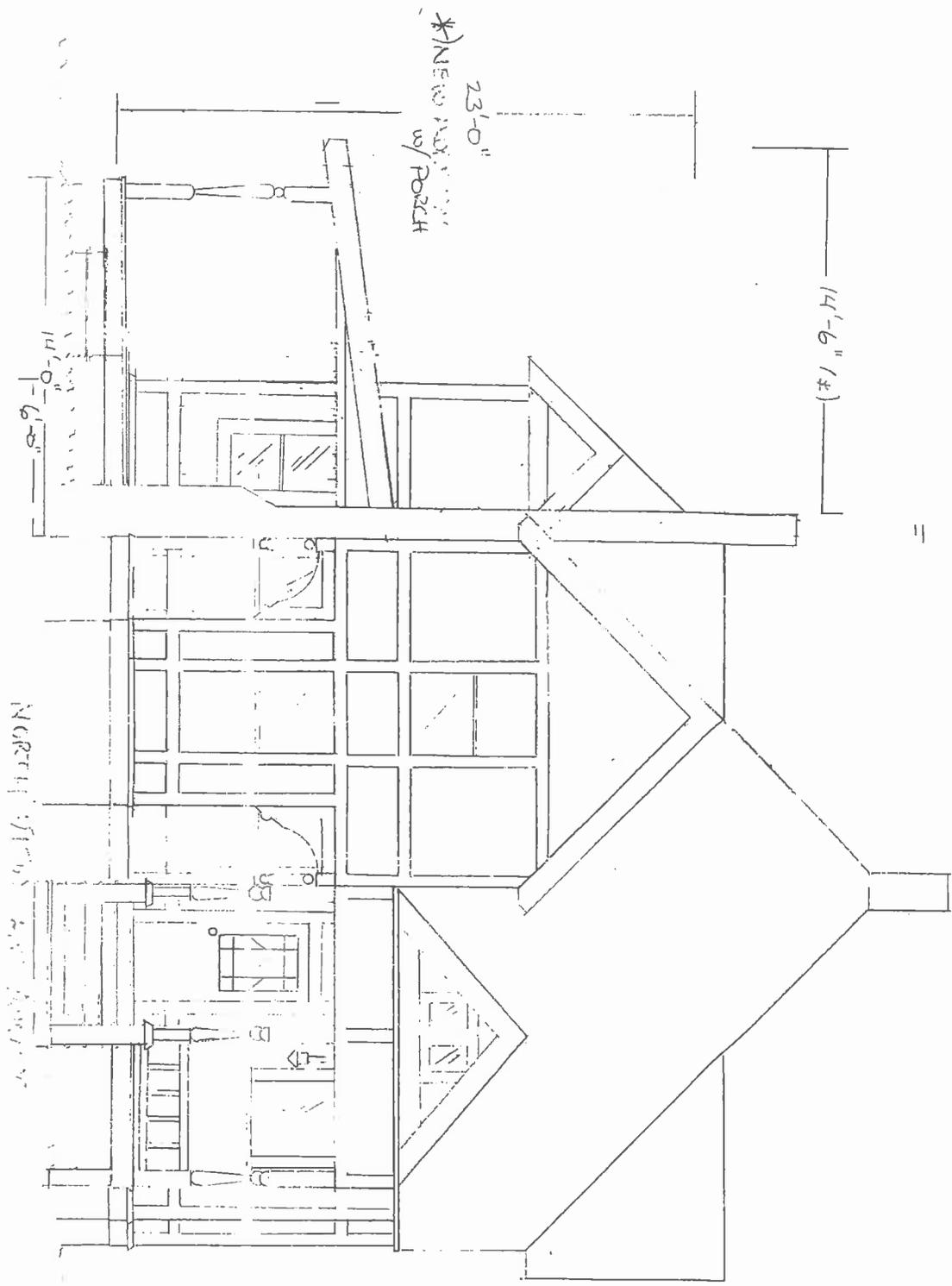
The following items are paid by billing against the up-front deposit estimate.
 If the amount of time billed to your project exceeds the amount covered by the
 deposit, additional payment may be required.

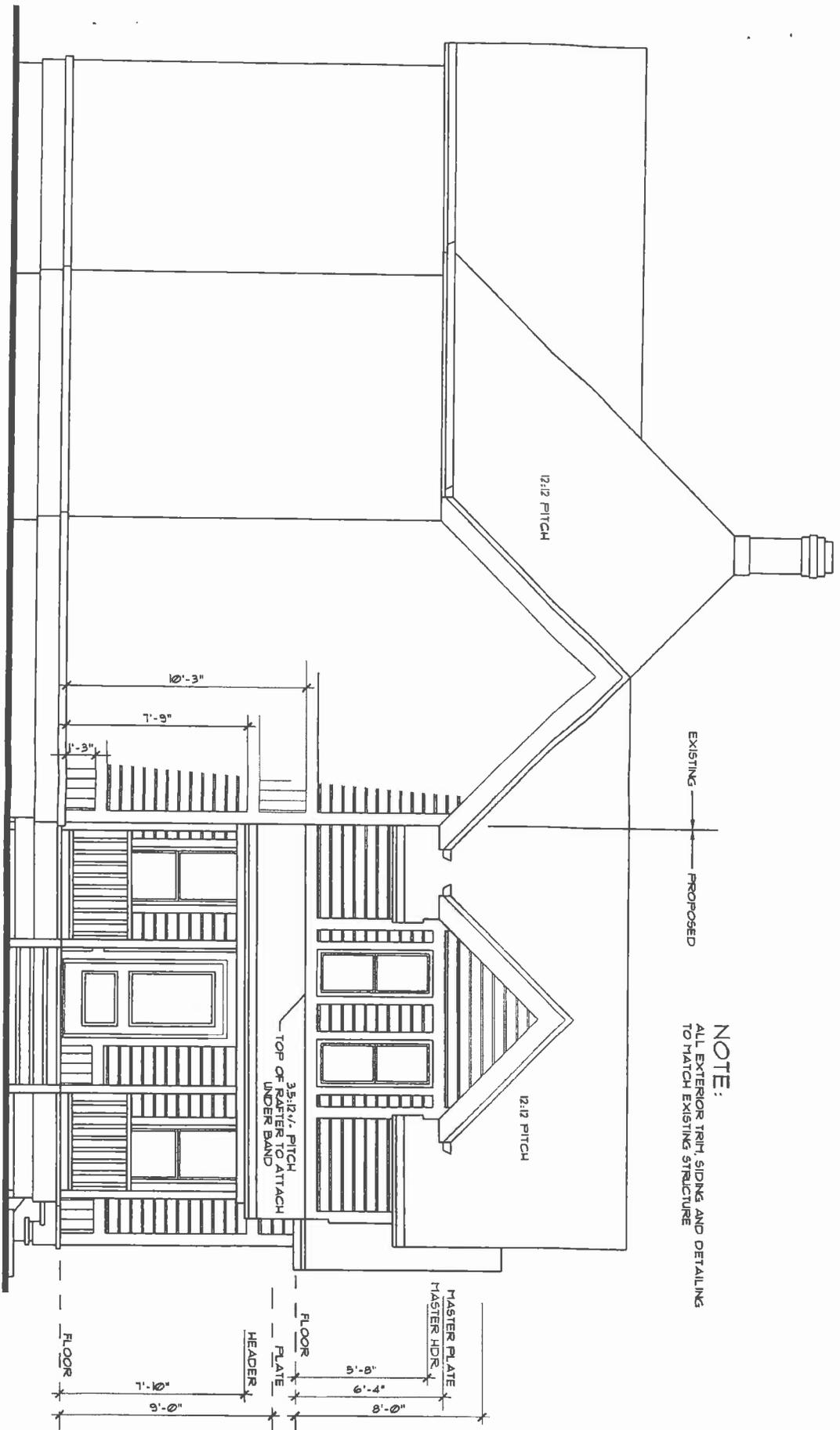
DESIGN REVIEW	Class I (), Class II ()	RD	\$
VARIANCE	Class I (), Class II ()	RD	\$
SUBDIVISION	Standard (), Expedited ()	RD	\$
ANNEXATION	"Does Not Include Election Cost"	RD	\$
CONDITIONAL USE		RD	\$
ZONE CHANGE		RD	\$
MINOR PARTITION		RD	\$
MISCELLANEOUS PLANNING		RD	\$

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
GENERAL MISCELLANEOUS	Type:MODIFIY TO HISTORIC APPROVAL	DR0909PM	\$	0.00

TOTAL	Check #	Credit Card ()	Cash ()	\$	0.00
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EAST ELEVATION

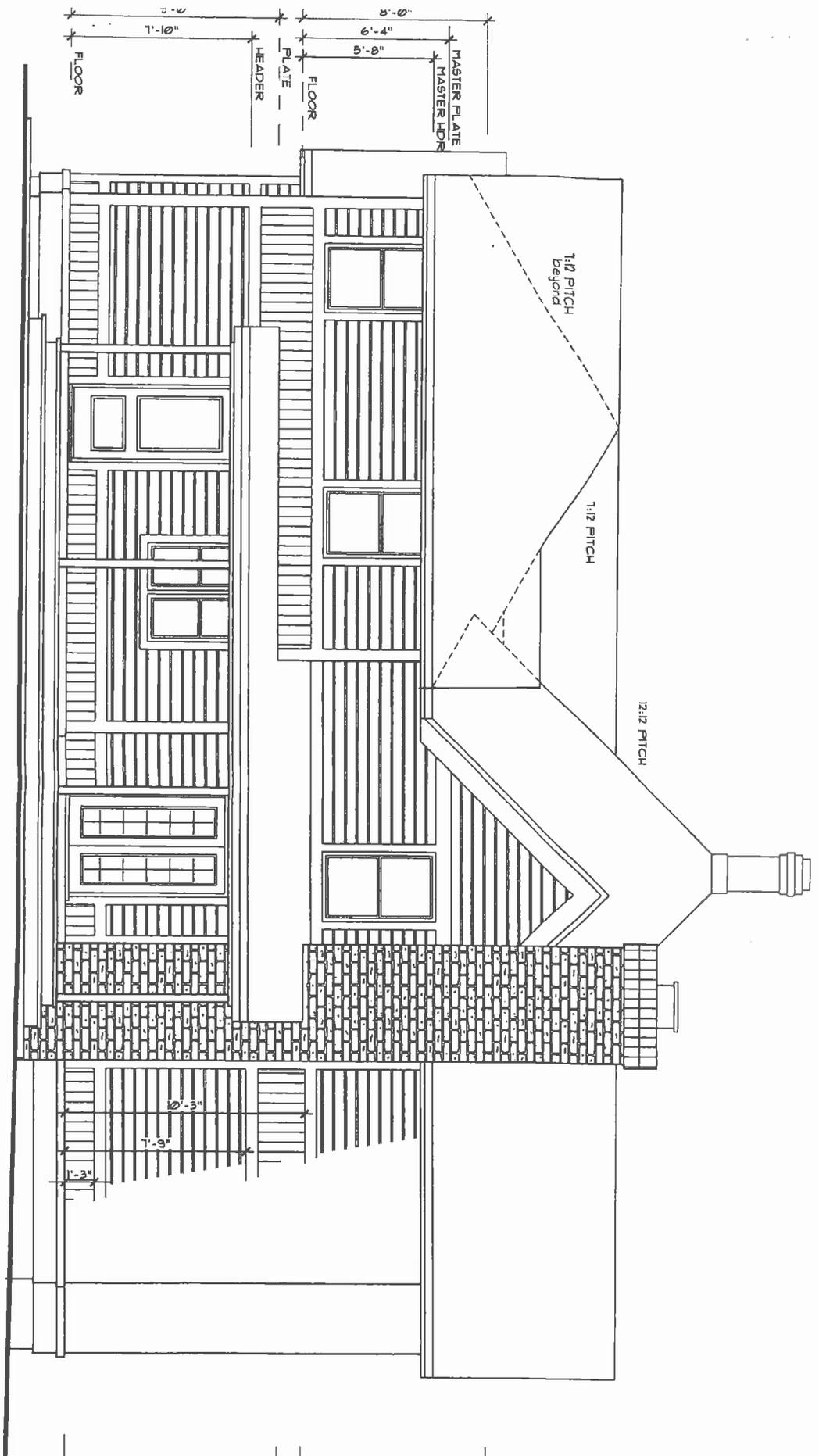
SCALE: 1/4" = 1'-0"

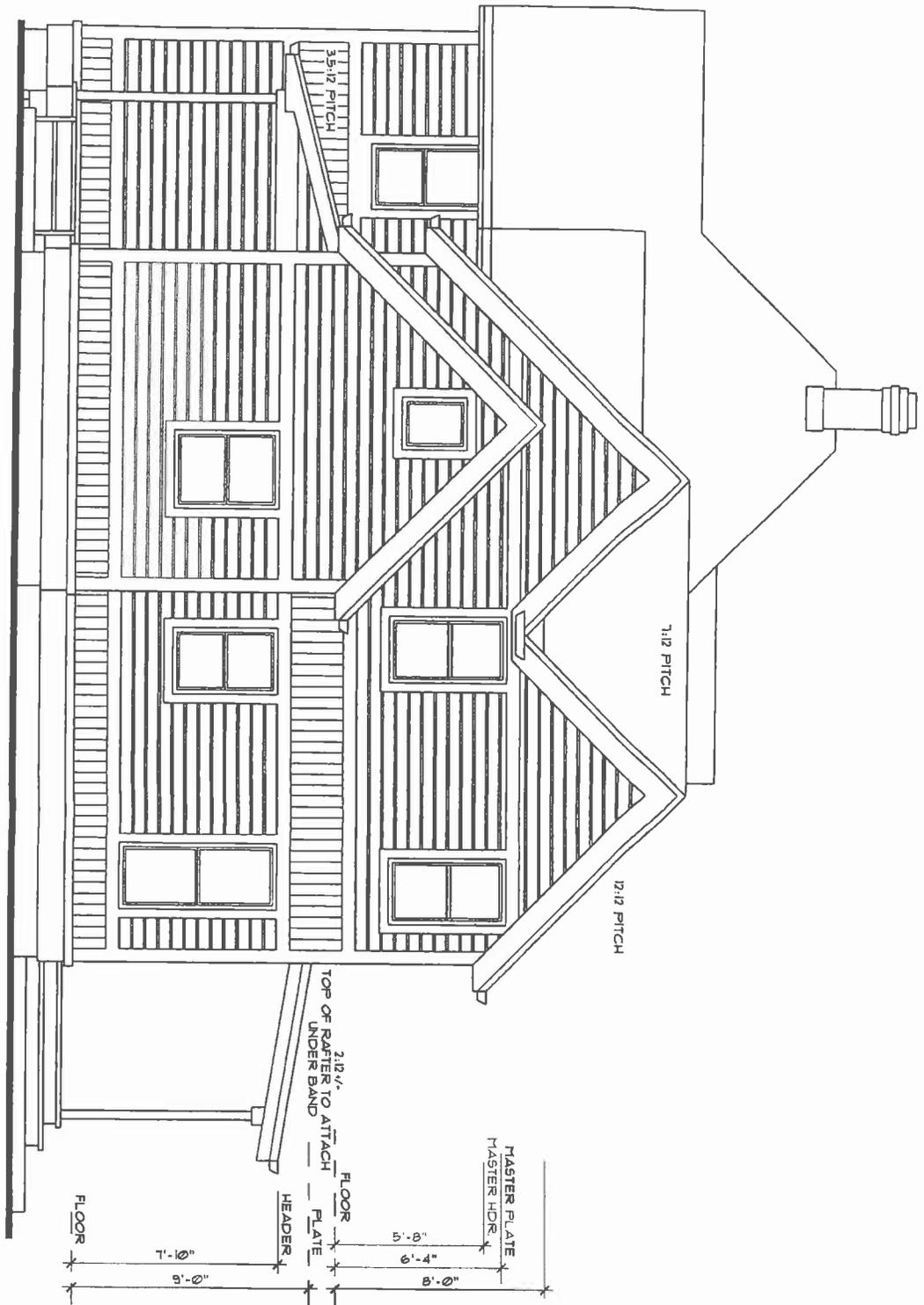
EXISTING ——— PROPOSED

NOTE:
ALL EXTERIOR TRIM, SIDING AND DETAILING
TO MATCH EXISTING STRUCTURE

WEST ELEVATION

SCALE 1/4" = 1'-0"





NORTH ELEVATION

SCALE: 1/4" = 1'-0"



CITY OF
West Linn

EXHIBIT - 6

PLANNING FILE DR-09-09

FILE NO.: MISC-10-04

REQUEST: Modification of Approval for remodel and addition to a Historic District house at 1892 4th Ave

MAILED
11/16/09

FINAL DECISION NOTICE
FILE NO. DR-09-09

**IN THE MATTER OF A REMODEL, ADDITION, AND RESTORATION PROPOSAL
FOR THE REAR AREAS OF THE HOUSE AT 1892 4TH AVENUE**

At their meeting of November 12, 2009, the Clackamas County Historic Review Board (HRB) held a public hearing to consider the request by Todd & Ann Swenson to unenclose an enclosed porch, replace a dormer with a larger dormer, raise a wall, add a two story addition, and replace a covered patio with a smaller porch at their house at 1892 4th Avenue in the Willamette Historic District. The decision was based upon the approval criteria of Chapter 25 of the West Linn Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

David Turville of HRB opened the public hearing. Tom Soppe, Associate Planner, presented for the City. Mr. Swenson answered questions as the applicant. Gail Holmes also provided commentary. The public hearing was closed.

The motion was made by Joe Vondrak to approve the application as submitted, with staff's two recommended conditions of approval. The motion was seconded by Bruce Butler and unanimously approved. The conditions are as follows:

1. All new and relocated exterior lighting, shall be shielded to avoid off-site glare.
2. All new windows shall have wood trim that is a minimum of 4-1/2 inches wide.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require payment of fee and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.



TOM SOPPE, ASSOCIATE PLANNER
CITY OF WEST LINN

11-13-09

DATE

Mailed this 16th day of November, 2009.

Therefore, this decision becomes final at 5 p.m., November 30, 2009.

MAILED
12/30/09



CITY OF

West Linn

PLANNING AND DEVELOPMENT

STAFF REPORT

CLACKAMAS COUNTY HISTORIC REVIEW BOARD

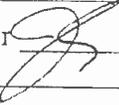
DATE: November 12, 2009
FILE NO.: DR-09-09 (Planning Directors Decision)
SUBJECT: Addition and Restoration to rear of a house at 1892 4th Ave in the Willamette Historic District
PLANNER: Tom Soppe, Associate Planner

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

TO: West Linn/Clackamas County Historic Review Board
FROM: West Linn Planning Staff (Tom Soppe, Associate Planner)
DATE: November 12, 2009 (hearing date)
FILE NO.: DR-09-09
SUBJECT: Addition and restorations/remodels to rear of a house at 1892 4th Ave. in the Willamette Historic District

Planning Director 

SPECIFIC DATA

**APPLICANT/
OWNER:** Todd & Ann Swenson, 1892 4th Avenue, West Linn, OR 97068

LOCATION: Same

**LEGAL
DESCRIPTION:** Assessor's Map 3 1E 2BD, Tax Lot 700

ZONING: R-5 (Willamette Historic District)

**APPROVAL
CRITERIA:** CDC Sections 25.060-080

**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 October 28, 2009.

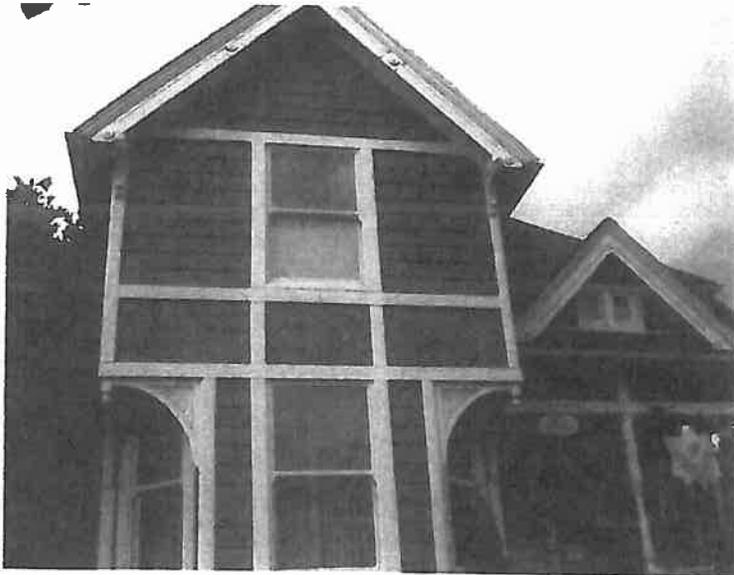
EXECUTIVE SUMMARY

This is a primary structure in the Willamette Historic District, now also known as the Willamette Falls National Historic District. It is located on the northwest corner of 4th Avenue and 12th Street. The house faces 4th, and a large garage/accessory structure separates the house from the alley north of 4th. The work proposed will affect areas of the house that are visible from all three surrounding right of ways.

The applicant proposes restoration and addition work in the rear sections of the house. On the west side of the rear (north) wing of the house, part of a patio and all of the roof and posts above the patio will be removed to make way for a two-story addition to the living area of the house. A new porch with a roof and posts is proposed for this area (see Exhibit D).

On the east side of the rear wing of the house, an enclosed porch will become unenclosed. Above this, the east wall of the first floor will be extended upward by a few feet. This extension, along with the replacement of the existing second floor dormer with a larger dormer, will expand the living area on the second floor.

The applicant has labeled the elevations (see Exhibit D) by what direction the viewer is facing, thus the south view per the elevation shows the north side of the house, etc. The following are photos of the house which can be compared to the submitted elevations:



Front façade, will not change.



West-facing view of east side of house, area on right will undergo the opening of the enclosed porch, replacement of the dormer with a larger dormer, and expansion of the second story's livable area by raising the east wall of the main body of the house.



East-facing view of west side of house, facing the north/rear wing where changes will take place. The patio will be replaced with an addition and porch.



Two different shots facing different parts of the north side; panoramic pictures of the north elevation were hard to achieve due to the close proximity of the garage. The left end of the lower picture shows the façade of the north side; the remainder of the picture is another shot of the west side of the house.

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

addition and remodel as proposed and shown in the applicant's submittal. Recommended conditions of approval are as follows:

1. All new and relocated exterior lighting, shall be shielded to avoid off-site glare.
2. All new windows shall have wood trim that is a minimum of 4-1/2 inches wide.

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.*
- (3-5 apply to commercial 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

The changes appear compatible with 25.010 Purpose in that the changes are in character with the historic style of the structure. The proposal is compliant with the policies of the comprehensive plan and LCDC Goal 5. The exterior designs proposed for the remodel and additions are compatible with the historic style of the subject structure. The dormer will be enlarged but is still of a scale that is compatible with this style. The east wall will be brought upwards to enlarge the second floor, but will not create a second floor in this area as it will merely make the half story here more usable. The addition in the west area of the second floor rear will be compatible with the size of the second floor in the rest of the house. The porch proposed on the west side is also compatible. The proposal to open the currently enclosed porch on the east side is compatible with the historic style in that

this restores the porch to its original form. 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.*

FINDING NO. 2

The changes proposed to the structure will not affect setback compliance.

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. 3

This is a primary structure. The areas to be remodeled and the new additions will not be as tall as the tallest existing areas of the house. The elevations show that current roof pitches will be maintained and/or copied depending on the section of the house. The criteria are 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. 4

After the additions the building will be 34 feet in width. The new windows proposed for the new east dormer will be very vertical and will replace a much less vertical-oriented window on the existing east dormer. Other new windows will be more vertical than horizontal in their character. The new and restored areas of the east wall also are compliant with Subsection (2) above.

- 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. 5

Any new outdoor lighting should be conditioned so that no off site glare is produced. See Condition of Approval 1.

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. 6

The additions are appropriate to the existing structure. New addition and remodeled areas will employ matching building materials, roofing, and colors to the existing house. The application improves the east dormer windows to be more compatible with the historic style. 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.*

FINDING NO. 7

The windows will be wood double hung. Materials will match materials on the existing house. Condition of Approval 2 requires the windows to have 4-1/2 inch wood 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.***

FINDING NO. 8

The front façade will not be affected, but an enclosed porch will be unenclosed on the east side of the rear/north wing, and a porch area will replace the patio on the west side. The entry on this porch will be protected by the porch roof. Doors with windows, rather than windowless flat doors, appear on the elevations. 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. 9

The applicant plans for the new exterior changes to match the colors and materials of the existing sections of the house, so the criteria are 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. 10

The roof area will be 12/12. They are compatible with the existing house. The materials will match those of the existing 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. 11

Staff finds that this remodeling and addition application restores some original features of the house (unenclosed porch), makes some features of the house more compatible with the historic style (i.e. windows on the east dormer), and makes other changes in ways that are compatible with the historic style. Therefore the criterion is met.

p:\devrvw\staff reports\ DR-09-09

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-09-09 Applicant's Name Todd + Ann Swenson
Development Name Historic Major Remodel
Scheduled Meeting/Decision Date 11-12-09 at Clackamas County office

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) 10/28/09 (signed) up
- B. Affected property owners (date) 10/28/09 (signed) up
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) 10/28/09 (signed) up
- E. Affected neighborhood assns. (date) 10/28/09 (signed) up

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: 10-28-09 (signed) _____

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) _____

MAILED
10/28/09

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

The Clackamas County Historic Review Board (HRB) will hold a public hearing on the request of Todd & Ann Swenson to remodel the north (rear) wing of their house at 1892 4th Avenue, and add additions to this wing of the house, unenclosed an enclosed porch on this wing of the house, and remove part of a patio and patio roof. The hearing is scheduled to be held on Thursday November 12, 2009, at 7 p.m. in the Clackamas County Offices at 150 Beaver Creek Road Oregon City OR 97045. When you arrive for the hearing, consult the information desk to determine which hearings room will be used. The hearing will be based upon the provisions of Chapter 25 of the West Linn Community Development Code. Approval or disapproval of the request by the HRB will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because records indicate that you own property within 100 feet of the proposed site also identified as Tax Lot 700 of Assessor's Map 31E 2BD.

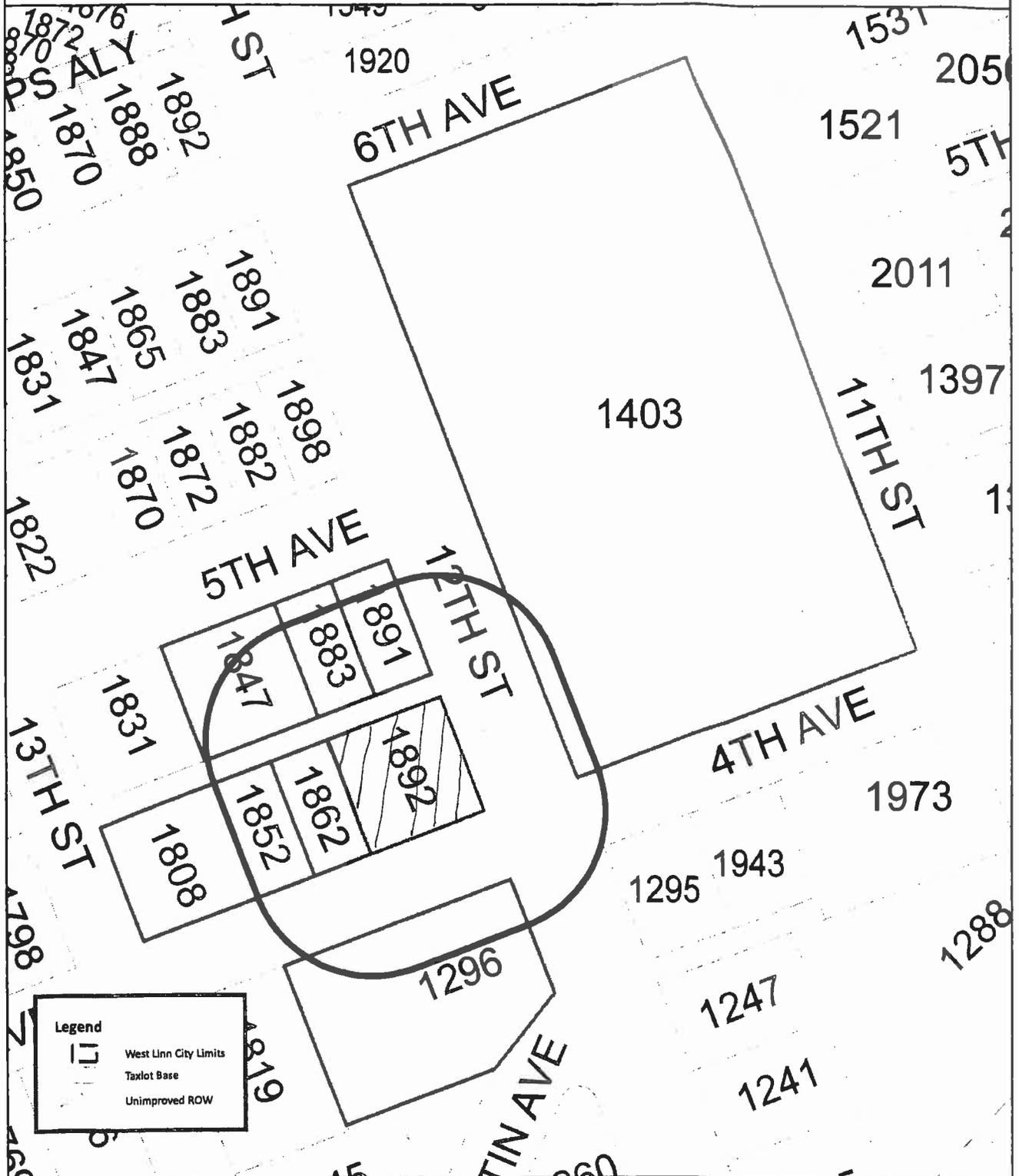
All documents and applicable criteria in the above-noted file are available for inspection at no cost and also via the City's web site at <http://westlinnoregon.gov/planning/1892-4th-avenue-patio-removalporch-restorationbuild-additionremodel-north-portion-exisiting>, or copies can be obtained for a minimal 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 Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR (phone 742-8660). For fastest results please E-mail at tsoppe@westlinnoregon.gov

The hearings will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. 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 report presentation from the City Planner, 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.

TERESA ZAK Administrative Assistant
p:\devrvw\notices\HRBnotic.DR-09-09

DR-09-09 1892 4th 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: Metro RLIS

NOT TO SCALE



SNAPNOTIFY.MXD / AHA APP 6-16-09

User Name: T Zak
 Map Creation Date: Oct 28, 2009

AWALT CHARLES A
1847 5TH AVE
WEST LINN, OR 97068

BRINEY MICHAEL J & MARY JILL
1808 4TH AVE
WEST LINN, OR 97068

CARSON JODY & JOHN E KLATT
1296 12TH ST
WEST LINN, OR 97068

KIERES ELIZABETH S
1852 4TH AVE
WEST LINN, OR 97068

MAYSELS CHERYL A TRUSTEE
1862 4TH AVE
WEST LINN, OR 97068

PIROOZMANDI JILLA & DAVID
2535 ONEAL CT
WEST LINN, OR 97068

SOPHER SONJA LEE
1883 5TH AVE
WEST LINN, OR 97068

SWENSON ANN & TODD
1892 4TH AVE
WEST LINN, OR 97068

WEST LINN-WILS SCH DIST #3
PO BOX 35
WEST LINN, OR 97068

CLACKAMAS COUNTY HISTORIC
RESOURCES BOARD

ALL NA'S



CITY OF West Linn

MULET
10/28/09

October 27, 2009

Todd & Ann Swenson
1892 4th Ave.
West Linn, OR. 97068

SUBJECT: DR-09-09

Dear Mr. and Ms. Swenson:

The Planning Department has declared the application for the Historic District Design Review to remodel and expand the rear portions of your house **complete** as of October 27, 2009. The City now has 120 days (until February 24, 2010) to exhaust all local review per state statute. The application is expected to be heard by the Clackamas County Historic Review Board on November 12, 2009. The notice for this hearing will be sent by October 29, 2009. If you have floorplans for the affected areas it would be useful to bring these to the hearing or to submit them to staff beforehand, so the CCHRB members can see how any changes they suggest or require would affect the interior.

Please contact me at 503-742-8660, or by email at tsoppe@westlinnoregon.gov if you have any questions or comments, or if you wish to meet with planning staff regarding these issues.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tom Soppe", written in a cursive style.

Tom Soppe
Associate Planner

p:/devr/vw/completeness check/compl-DR-09-09

Addition and Remodel of Back Portion of Home, 1892 4th Avenue, West Linn OR 97068

Project Summary

Remove the existing Patio area on the West side of home.

Un-enclose and restore covered porch on back East side of home.

Build addition to back West side of home with second story addition above. Remodel area above current back North portion of home with roof line addition and larger dormer.

All exterior materials to match those of the current materials used on home.

All colors and roofing material to match those of the current roofing material and colors used on home.

All roof pitches to be 12/12 except the pitch of the hidden roof line that runs East to West on back section of home addition (not visible from Street or Avenue) and the patio/porch pitches.

All new windows will be Wood Double Hung, and match windows currently used on home.

Foundation additions and corrections to be made to new addition and remodel areas, to include other areas of the home. A basement addition will be added under home if cost permits.

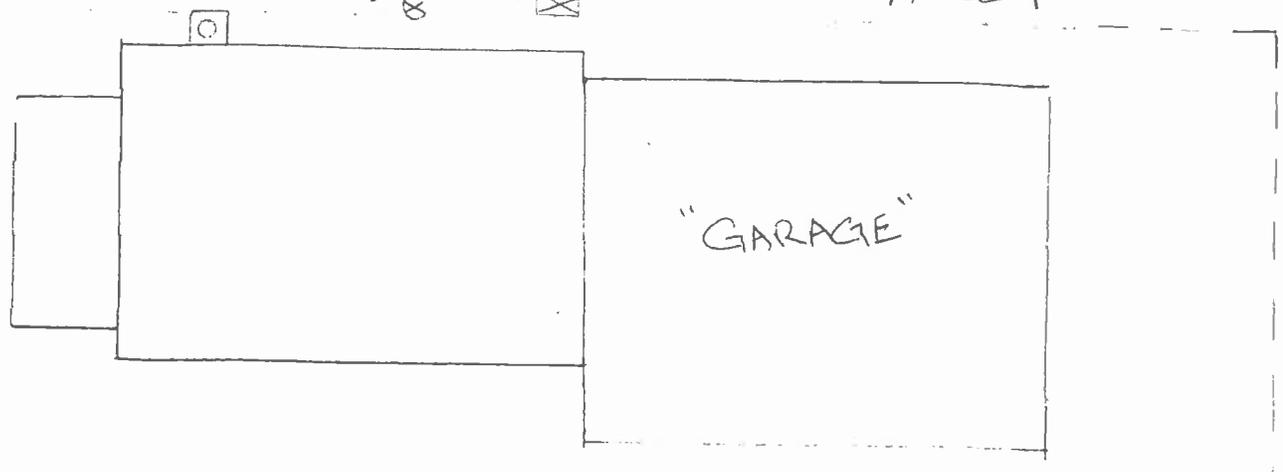
Sitting of home (Front, Side, and Rear yards) will meet minimum requirements.

Building Heights will meet minimum requirements.

All effort will be made to save large tree at back West side of home. (Tree is very old and damaged. Last inspected and pruned in spring of 09'. Arborest noted it may have only Ten more years.) Tree will be removed if needed to build quality/safe addition.

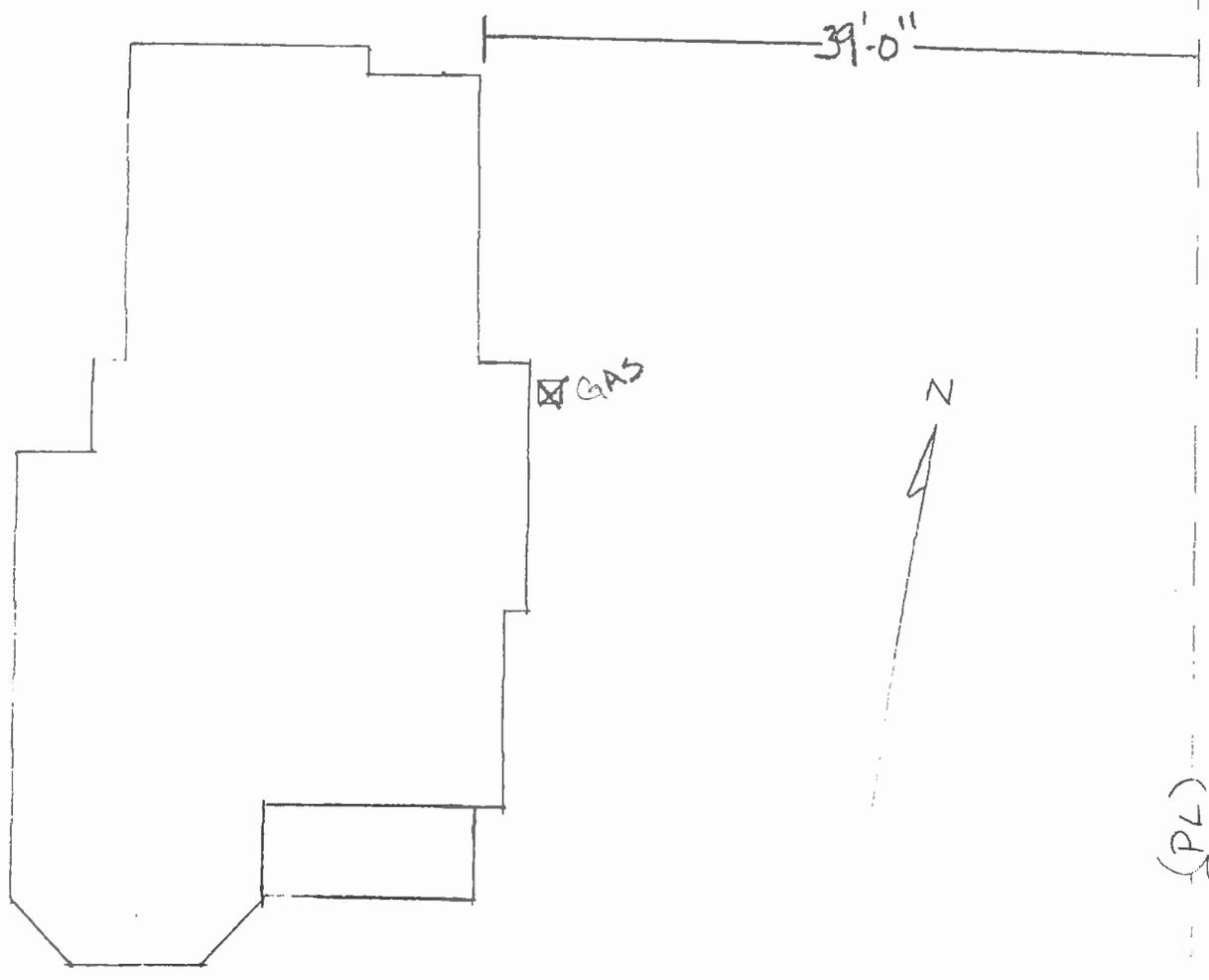
SEWER & WATER

"A" EY



"GARAGE"

"Gum" TREE



39'-0"

GAS



(PL) PROPERTY LINE

"12th STREET"

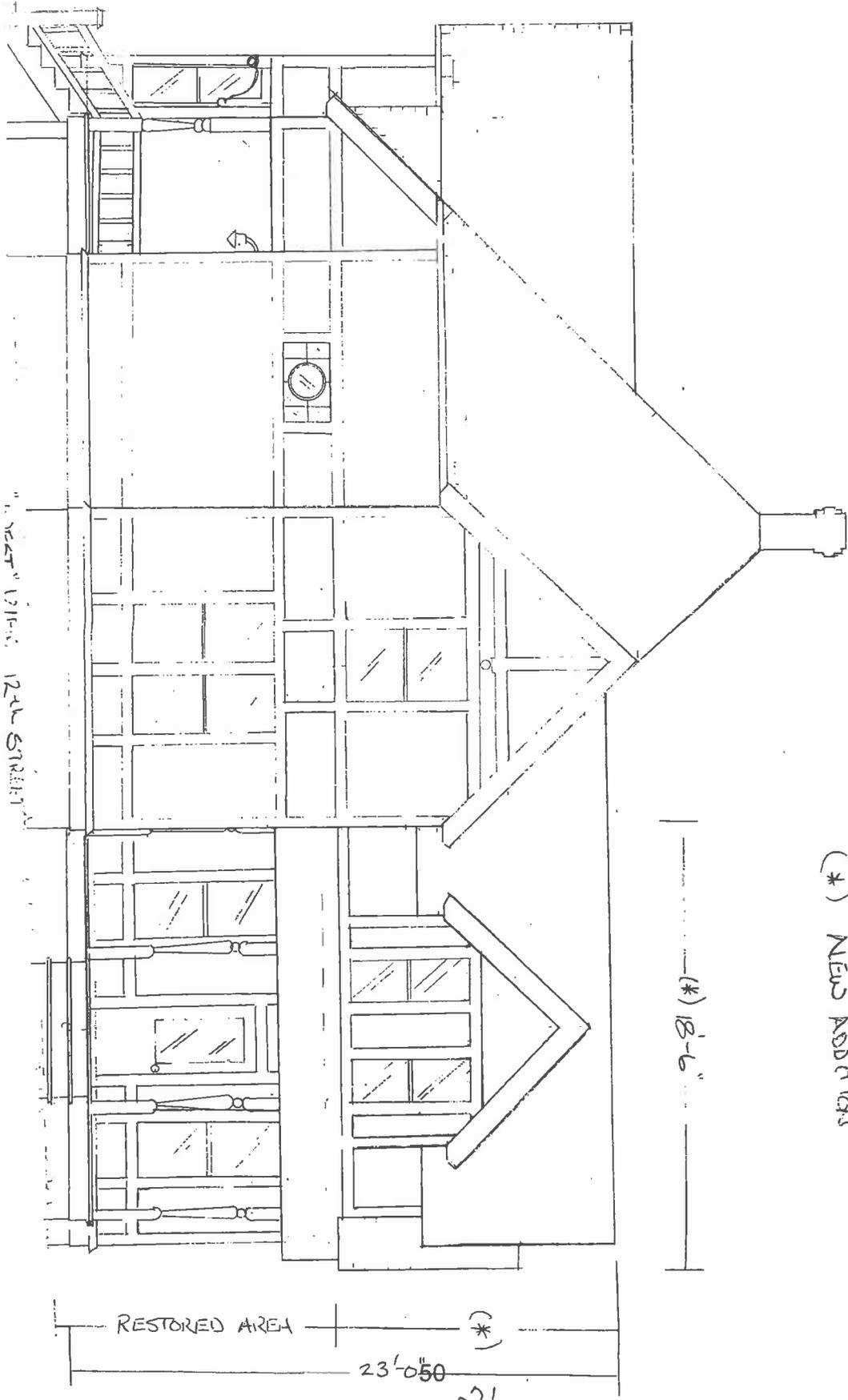
1892 4th AVENUE
WEST LINN OR 97068

1/4" = 2'-6"

LOT SIZE = 100' x 100'

20
49

"4th AVENUE"



12th Street

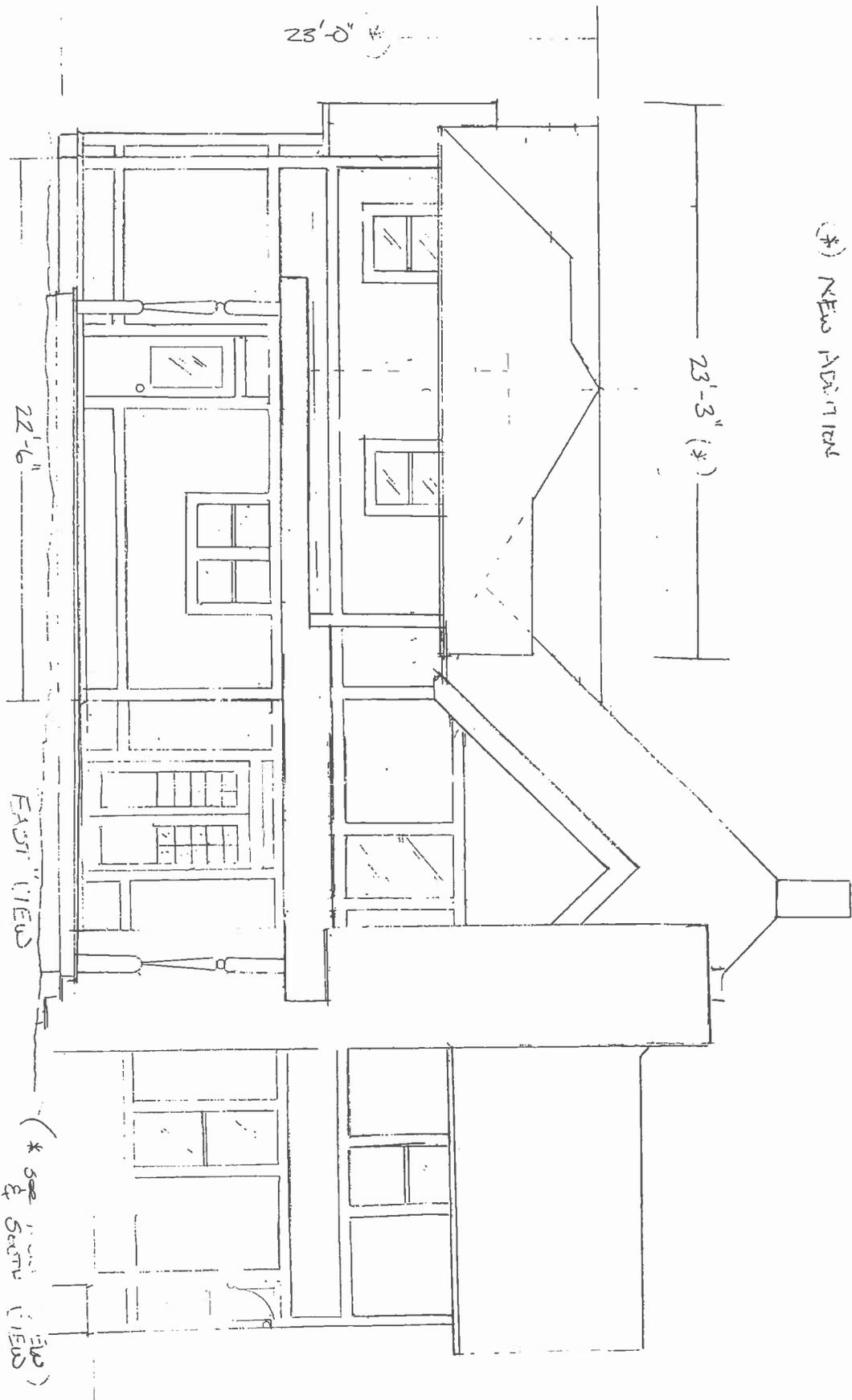
(*) NEW ADDITIONS

(*) 18'-6"

RESTORED AREA

23'-0 5/8"

24



22

