



**STAFF REPORT  
FOR THE HISTORIC REVIEW BOARD**

**FILE NUMBER:** DR-10-12

**HEARING DATE:** June 21, 2011

**REQUEST:** New Home Construction


**APPROVAL**

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

**STAFF REPORT**

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

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Planning Director's Initials 

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**EXECUTIVE SUMMARY**

The applicant is proposing to construct a new home at 1689 6<sup>th</sup> Avenue. The project is subject to the criteria in CDC Chapter 25, Historic District. The subject property is located on 6<sup>th</sup> Avenue near the intersection of 6<sup>th</sup> Avenue and 14<sup>th</sup> Street. It is in the City's Willamette Neighborhood and the local Willamette Historic District. It is also in the National Register listed Willamette Falls Neighborhood Historic District. The lot was platted as part of the Willamette Falls plat in 1893. It is one of several vacant lots remaining in the historic district. According to the Clackamas County Assessor's Office the adjacent houses were built in 1912 and 1918. At some point, the house to the east, 1697 6<sup>th</sup> Avenue and this lot were joined as a single tax lot. In the 1960s, an addition was added to 1697 6<sup>th</sup> Avenue that extended into the adjacent lot. This addition was demolished in 2010, following Clackamas County Historic Review Board review, and the owners restored the west façade to its historic appearance. In 2010, the tax lot along the property line was reestablished.

The applicant is proposing a 1 ½ story residence and garage with Craftsman style elements. The residence is 1,456 square feet, with wood siding and windows.

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

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## GENERAL INFORMATION

**APPLICANT/  
OWNER:** Brian McMillen, 15151 SE Frye, Happy Valley, OR 97086

**SITE LOCATION:** 1689 6<sup>th</sup> Avenue

**LEGAL  
DESCRIPTION:** Clackamas County Assessor's Map 31E-02BC, Tax Lot 900

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

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

**COMP PLAN  
DESIGNATION:** Medium Density Residential

**120-DAY PERIOD:** The application was complete on April 22, 2011. Therefore, the 120-day application processing period ends on August 22, 2011.

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

## BACKGROUND

As previously noted, the property is located in the Willamette neighborhood at 1689 6<sup>th</sup> Avenue, near the intersection of 6<sup>th</sup> Avenue and 14<sup>th</sup> Street. It is in the local Willamette Historic District and the National Register Willamette Falls Historic District.



Site Conditions. The lot is currently vacant. It is generally flat and the rear of the lot has a tree and several bushes. The adjacent properties are contributing structures in the National Register listed Willamette Falls Neighborhood Historic District. The Sanborn maps do not show a structure on this property.



*View of lot, facing south*



Project Description. The applicant proposes a 1,456 square foot residence and a 240 square foot garage on the subject lot. The proposed structure would have an asphalt composition shingle roof with a 10:12 pitch and a 5:12 pitch on the front shed roof dormer. (see HRB-3, drawing D1, on page 37). The applicant proposes siding for the first floor and cedar shingles for the second floor. The windows are generally 1/1 with some fixed and casement style windows. A multi-light door is proposed for the front door and French doors are proposed for the rear entry. The 240 square foot garage is proposed to be located on the east side of the rear yard and the entry faces the alley (see HRB-3, site plan, on page 36). The garage door will have four fixed lights across roughly the top fourth of the door (see HRB-3, drawing S1, on page 40). A man door is proposed for the side façade facing the rear yard. It will have a single fixed light.

Surrounding Land Use. The parcel is surrounded by single-family homes zoned R-5. The two adjacent properties are contributing residences in the historic district

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



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

Comments from outside agencies. Staff has not received comments from outside agencies.

## **ANALYSIS**

CDC Chapter 25, Historic District, applies to this property. Specifically, the criteria in Sections 25.060, 25.070, and 25.080 are applicable. In staff's opinion, the proposed new construction is generally in character and compatible with other residences in the Willamette Historic District and the Willamette Falls Neighborhood Historic District.

The few concerns staff has regarding the proposed project are addressed in the recommended conditions of approval. They include the front yard setback, windows, entryways, siding, foundation, and garage.

For the front yard setback, the code requires that the setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of porches and equal to the average of the front setbacks of adjacent homes. The applicant has not provided documentation on the setbacks of the adjacent homes and when staff measured the setbacks of the homes using the City's GIS data, which is typically accurate to within a few feet, the porches appeared to be setback 15', but staff was unable to determine the setback to the dominant vertical face without accessing the lots. To address compliance, staff is requesting that prior to the issuance of a building permit the applicant demonstrate that the setback for the proposed house is the average of the adjacent homes (see Finding #2 and recommended Condition of Approval #3).

The recommended conditions also address specific features required by code that are not specified on the applicant's submittal (see Findings 4-9). The conditions call for windows to be wood and either simple 1/1 windows or have multiple simulated or true divided lights (see Condition of Approval #5). A similar condition is recommended for the doors (see Condition of Approval #6). It recommends that the doors to have a single light window or multiple lights that are simulated or true divided lights. Additionally, the basement windows that will be in window wells are not specified. Condition of Approval #8 recommends them to be the same material as the other windows on the residence.

In terms of the siding, the applicant specifies that the siding will be wood, which complies with the code. However, the cut sheet for the siding is for shiplap siding. This type of siding is more commonly found on Queen Anne or vernacular style structures rather than buildings with a Craftsman influence. Condition of Approval #8 recommends a more appropriate bevel lap siding. This type of siding is also required on the garage (see Condition of Approval #9).

## **RECOMMENDATION**

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

1. Site plan. With the exception of modifications required by these conditions, the project shall conform to the site plan labeled 1689 6<sup>th</sup> Avenue, dated 4/21/2011. The square footage of the house shall be limited to 1,456 square feet.
2. Elevations and footprint. With the exception of modifications required by these conditions, the project shall conform to the drawings labeled D1-D3, dated 4/22/2011.
3. Front yard setback. Prior to the issuance of a building permit the applicant shall demonstrate that the front setback is the average of the adjacent homes as required by Section 25.070 B(1)(a).
4. Lighting. The lighting shall be located on the front porch.
5. Windows.
  - a. The windows shall be wood and 1/1 light or with multiple simulated or true divided lights. The second floor windows on the side facades shall either be:
    - i. 1/1 light or another pattern of simulated or true divided lights; or
    - ii. Casement windows with multiple simulated or divided lights.
  - b. The windows shall not have internal grilles.
6. Entryways. The entryways shall either have a door with a single light or a door with multiple simulated or true divided lights.
7. Siding and exterior finish. The siding shall be horizontal bevel lap wood siding on the first floor and wood shingles on the second floor.
8. Foundation and basements. The windows in the wells shall be wood windows.
9. Garage.
  - a. With the exception of modifications required by these conditions, the garage shall conform to the drawings labeled S1-S2, dated 3/13/2011.
  - b. The garage shall have wood siding that is the same material as the siding on the house.

**Notes to applicant.**

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



# APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR 10-12

## CHAPTER 25, HISTORIC DISTRICT

### 25.060 CRITERIA FOR EXTERIOR ALTERATION AND NEW CONSTRUCTION

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

**FINDING NO. 1:** The applicant's proposal will be reviewed by the Historic Review Board. Staff finds that the proposed residence is compatible with the adjacent structure's exterior design, arrangement, proportion, detail, scale, color, texture, and materials. The criteria are met.

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

- B. Siting.
  1. Front yard:
    - a. *The front yard setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of any porches or front landings, equal to the average of the front setbacks of adjacent homes. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet.*
    - b. *Unenclosed porches with no living space above may encroach six feet further from the dominant vertical face of the building.*
  2. Side yard: *Five feet shall be the standard; however, where adjacent structures encroach into the required side yard, the Planning Director may reduce one of the side yards to a minimum of three feet to center a new structure between existing buildings, provided no*



- space between buildings is reduced below eight feet. To encourage sidewall variation, "pop outs," including chimneys, may intrude 18 inches into side yard setback.
3. Side street: 10 feet for both developed and undeveloped street. To encourage sidewall variation, "pop outs," including chimneys, may intrude 24 inches into side street yard setback after every 400 square feet of sidewall.
  4. Rear yard: The rear yard setback shall be a minimum of 20 feet, except for accessory structures (non-dwelling or non-accessory dwelling units (ADU)), which may be sited to within three feet of the side or rear property lines. See section on ADUs for ADU setbacks.
  5. Orientation: New home construction on corner lots must orient the front of the house to the avenue and not the street.
  6. Lot coverage: 50 percent. Unlike the rest of West Linn, lot coverage shall apply to the new and remodeled primary dwellings, attached and detached garages, all accessory buildings and ADUs. Decks, paved and impermeable surfaces (patios and driveways etc.) shall not be included. Underlying zone (e.g., R-5) lot coverage shall not apply.

**FINDING NO. 2:** The applicant is proposing a setback of 20' to the porch and 28.5' to the dominant vertical face of the house. The applicant has not demonstrated that the proposed setback is the average of the adjacent properties. Per the City's GIS, which is typically accurate to within a few feet, these setbacks appear to be approximately 15' to the porch. Therefore, as a condition of approval, staff is requesting that prior to the issuance of a building permit the applicant demonstrate that the proposed setback is the average of the adjacent properties. For the side yard, 5' is required and on the east elevation the applicant is proposing a setback of 14.5' to the side elevation, and 13' to the pop-out required by 25.070 E below. On the west façade, the applicant is proposing a setback of 6.5' to the side elevation and 5' to the required pop out. The proposed rear yard setback is 27' to the rear porch. The house is oriented to 6<sup>th</sup> Avenue. Per the site plan, the lot coverage is 38%, which is less than the 50% maximum.

The criteria are met upon the fulfillment of Condition of Approval #3.

- C. Parking. Parking in Willamette Town traditionally was handled from the alleys or along the "streets" (as opposed to avenues). Detached garages along the alleys or "streets" characterizes many homes in the district. Alleys were established to provide for access to off-street parking, including garages.
  1. Standards, garages.
    - a. Garages shall be accessed from the alley. Where no alley exists, access to a garage may be from the street.
    - b. Garage remodels and new construction must match house or existing garage building materials. Damaged or deteriorated non-conforming garages must be reconstructed/relocated in accordance with this code where remodeling or rebuilding costs exceed 50 percent of the full replacement cost in current dollars.
    - c. Typically, the garage roof pitch was not as steep as the house. Some architectural styles of garages have lower pitched roofs. Garage roof pitch shall not exceed house roof pitch.
    - d. Garages located within the rear yard may have a zero-foot side yard setback so long as it is constructed with one-hour fire walls, with no openings in wall and no overhang, per City building standards. The three-foot rear setback shall still apply.

**FINDING NO. 3:** The proposed garage would be accessed from the alley. The applicant is proposing a 6:12 roof pitch, which is less than that of the house. The garage has a 1' side yard setback and a 3' rear yard setback. The applicant has not specified the siding material. Condition of Approval #9

requires the material to match the siding on the house, consistent with Subsection 1(b) above. The criterion is met upon the fulfillment of that Condition of Approval.

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

**FINDING NO. 4:** The proposed structure is 26' tall from the top of the foundation to the dominant ridgeline. The plans show that 1.5' of the foundation would be exposed. This totals 27.5', which complies with the requirement above. Chapter 2 of the CDC measures building height from grade five feet out from the exterior wall at the front of the house. The proposed house appears to be similar in height to the adjacent properties, and it is likely shorter than 1677 6<sup>th</sup> Avenue. The predominant roof ridgeline does not extend perpendicular to the front property line, rather it extends horizontally, which is consistent with the properties on either side of it. Criteria 3-5 do not apply. The applicable 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) shall be designed with consideration of scale and aesthetic character of the main facade.
  3. Buildings shall avoid a horizontal orientation in their roof and window designs, unless the design can be shown to match the original roof design or approximate the design of nearby structures and styles.
  4. Sidewalls on the side of new homes shall have a minimum 18-inch "pop out" or indent after every 400 square feet of sidewall measured laterally/horizontally. The "pop out" or indent shall be at least six feet wide and shall be at least nine feet tall. (Bay windows could qualify). Sidewalls on the side street side of new homes shall have minimum 24-inch "pop out" or indent after every 400 square feet of sidewall measured laterally/horizontally. "Pop outs" may intrude into the setback area.

**FINDING NO. 5:** The majority of the structure is 29' in width. Its widest point is 32'. It is located on an interior lot and the rear elevation considers the scale and aesthetic of the main façade by

continuing the rhythm and pattern of the doors and windows. The roof and window designs do not have a horizontal orientation. The sidewalls each have a single 18" pop out. The pop outs do not intrude into the setback area. The criteria are met.

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

**FINDING NO. 6:** The application includes cut sheets of two types of lighting fixtures with their submittal that are visually compatible with the scale and traditional architectural character of the proposed house (see HRB 3, page 34-35). The criterion is 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. Historic window sashes and frames shall be repaired rather than replaced unless the approval authority determines that repair is not possible. In that case, the replacement shall match the old window sash and frame in design, texture, materials, and other visual qualities. Existing replacement windows shall be replaced with windows that match the original window in design, texture, and other visual qualities, and, where possible, materials, as determined by the approval authority. Windows in new construction and additions shall be compatible with the massing, size, scale, and architectural features of the structure. Wood windows are preferred.
2. Aluminum windows are prohibited unless they were the original materials and meet dimensional standards.
3. Windows shall be surrounded by exterior trim on the top and sides; window trim shall be at least four and one-half inches minimum width unless the original window was less.
4. Window replacements shall match the visual qualities of original windows.
5. Storm windows should follow the standards for windows and shall have a mullion that matches the divide between the upper and lower window sashes. The color should match underlying trim.

**FINDING NO. 7:** The applicant proposes 1/1 light windows on the front and rear elevations. The front elevation has two sets of paired 1/1 light windows on the first floor and a single 1/1 light window in the second floor shed dormer. The rear elevation has a set of paired 1/1 light windows. The cut sheet submitted is for a Prairie style 9 light window. If this is chosen, it would be compatible if it had simulated or true divided lights rather than the internal grilles. The side elevations have a single casement window. Paired 1/1 light windows would be more compatible with the generally Craftsman architectural features of the structure. A previous version of the plans, also dated 4/22/11 (see Exhibit HRB-4) showed each window with 8 lights, which would also be more appropriate, provided that they were simulated or true divided lights. Casement windows with multiple simulated or true divided lights would also be appropriate. Four windows on the west elevation and two windows on the east elevation are shown as single light windows. A previous version of the plans showed these with 4 lights, which would also be appropriate. The criteria are met upon the fulfillment of Condition of Approval #5, which requires the front and rear windows to be 1/1 or to have simulated or divided lights and any casement windows to have simulated or divided lights.

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

**FINDING NO. 8:** The plans show that the applicant is proposing a 1 light entry door. The applicant submitted a cut sheet for a 9 light entry door. A multiple light entry door is common in the neighborhood. For the rear entry, the plans show paired single light doors. The 4/22/11 version of the plans showed French doors. The French doors are appropriate for the site. The criteria are met upon the fulfillment of Condition of Approval #6 which requires either a door with a single light or a door with simulated or true divided lights.

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:** Sheet D 1 in Exhibit HRB-3 calls for 6" reveal lap siding. A cut sheet was submitted for wood shiplap siding. Lap siding is appropriate for the area, however shiplap or channel siding is typically on Queen Anne style residences rather than on houses that have a Craftsman influence. Condition of Approval #7 requires bevel lap siding for the house.

The applicant is proposing shingles on the second floor of the residence. This is appropriate and is in conjunction with horizontal wood siding.

The applicant is proposing a color scheme with four colors: Renwick Olive, Downing Sand, Rookwood Dark Green, and Rookwood Amber.

The criteria are met upon the fulfillment of Condition of Approval #7.

K. Roofscape. Standards:

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

**FINDING NO. 10:** The applicant is proposing a roof with a 10:12 pitch and a 5:12 pitch on the front shed roof dormer. The proposed roofing material is asphalt composition shingles. The shingles will not have an alternating or checkerboard shingle pattern. The criteria are met.

- L. Massing. The square footage of the principal dwelling/house and any attached garage (not counting the basement) cannot exceed 125 percent of the average square footage of the



*adjacent homes (and any attached garage) on either side of the subject house, or 1,200 square feet, whichever is greater. For the purpose of this section, homes to the rear, or across the street, shall not be used as the basis of the square footage calculation. Homes on corner lots shall base their square footage on the one house and any attached garage adjacent to them. The square footage of the adjacent home will be based on actual measurement of all livable space in the house plus any attached garage (exclude crawlspaces or attic areas with less than five-foot vertical clearance plus all basement areas).*

**FINDING NO. 11:** The applicant is proposing a 1,456 square foot house. There are two adjacent properties, 1697 and 1677 6<sup>th</sup> Avenue. 1697 6<sup>th</sup> Avenue is 1,286 square feet and 1677 6<sup>th</sup> Avenue is 1,044 square feet. The maximum square footage permitted is 1,456 square feet per the following formula:  $[(1,286 + 1,044 = 2330)/2]*1.25 = 1,456.25$ . The criterion is met.

*M. Foundations and basements.*

- 1. Foundations may be poured concrete or brick faced concrete and shall be exposed at least one to two and one-half feet on the front elevation (depending on whether the lot is an uphill or downhill lot) to accommodate front steps and/or a raised porch. Final foundation grade will impact the height of the house. Misrepresentations or errors in determining the height of the house due to site conditions and height of foundation wall cannot be used to justify any house heights in excess of the allowed height. No backfilling is allowed against a foundation wall to increase grades.*
- 2. Basements shall be defined as livable or functional space below the main floor of the principal dwelling/house which is exposed above grade a maximum height of two feet. Windows and window wells are permitted but not on the front elevation. The square footage of the basement shall not count in building square footage (re: ADU), mass calculations, etc.*

**FINDING NO. 12:** The applicant is proposing 1.5' of the foundation will be exposed. Window wells are shown on the east and west sides of the house per the floor plans, but are not shown on the elevations. Condition of Approval #8 provides for the material of the windows in the wells to match the material of the windows elsewhere on the house.

**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. 13:** The proposed new construction is generally in character and compatible with other residences in the Willamette Historic District and the Willamette Falls Neighborhood Historic District.