

**STAFF REPORT
FOR THE HISTORIC REVIEW BOARD**

FILE NUMBER: DR-11-02

HEARING DATE: May 17, 2011

REQUEST: Rear addition and detached garage

APPROVAL

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

STAFF REPORT

PREPARED BY: Sara Javoronok, Associate Planner

Planning Director's Initials 

EXECUTIVE SUMMARY

The applicant is proposing a detached garage and a 195 square foot rear addition to the house at 1608 6th Avenue. The project is subject to the criteria in Chapter 25, Historic District, in the City's Community Development Code (CDC).

The subject house is located at the northeast corner of the intersection of 6th Avenue and 15th Street. It is in the Willamette Historic District and the National Register listed Willamette Falls Neighborhood Historic District.

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: Judy Hale, 1608 6th Ave., West Linn, OR 97068

CONSULTANT: Mike Osterman, Osterman Designs, 18089 S. Strowbridge Rd., Oregon City, OR 97045

SITE LOCATION: 1608 6th Ave.

LEGAL DESCRIPTION: Clackamas County Assessor's Map 31E-02BC, Tax Lot 500

SITE SIZE: 5,000 square feet

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

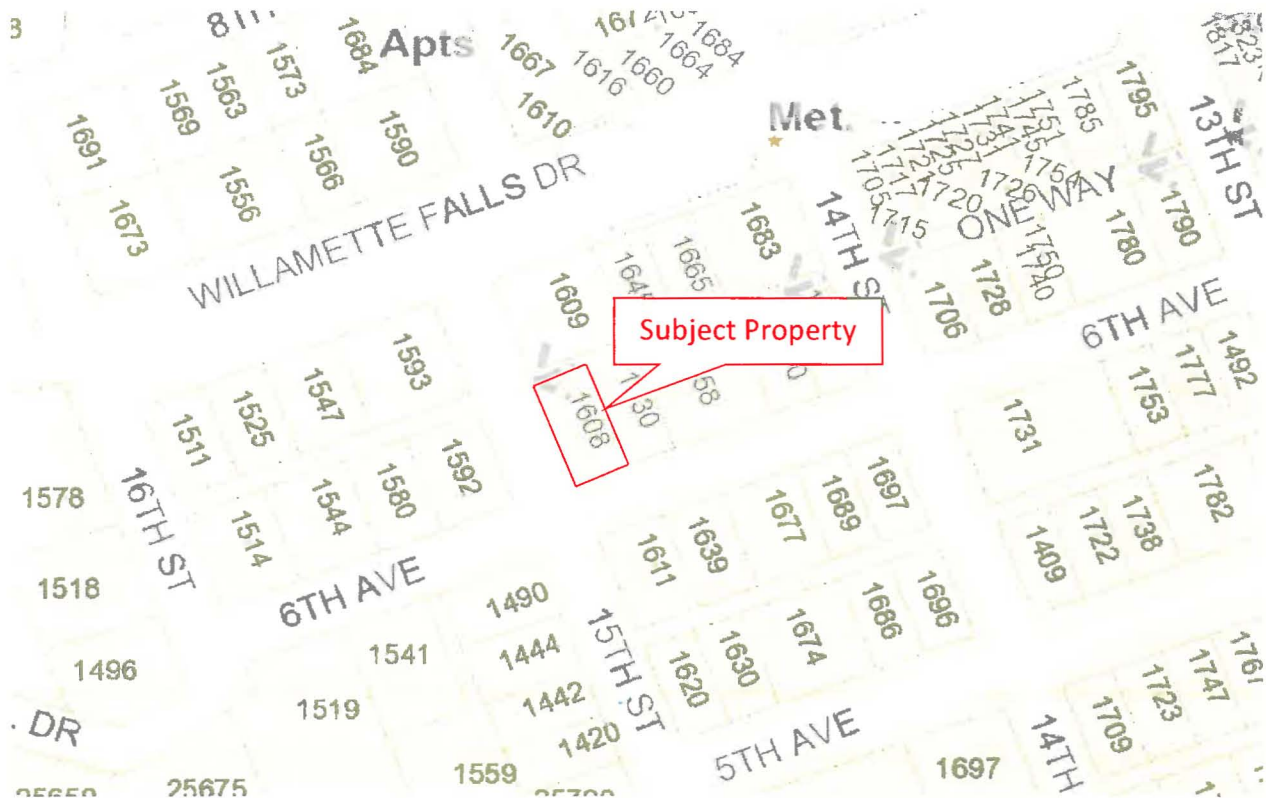
COMP PLAN DESIGNATION: Medium Density Residential

120-DAY PERIOD: The application was complete upon the submittal of additional materials on April 21, 2010. 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 April 25, 2011. The application has been posted on the City's website. Notice requirements have been satisfied.

BACKGROUND

The property is located in the Willamette neighborhood and is at the northeast corner of the intersection of 6th Avenue and 15th Street as shown on the map below. It is in the local Willamette Historic District and the National Register Willamette Falls Historic District.



Site Conditions. The house is a bungalow built in 1920. This property did not appear in the 1984 Clackamas County Cultural Resources Inventory, but it was surveyed in 2006, and the survey form is attached (HRB-4). It does not appear on the Sanborn maps, the maps only extend 1-2 houses west of 14th Street.

Bungalow type residences often have elements of the Craftsman style including long, sweeping gable roofs, overhanging eaves, large porch posts, and exposed rafters. They typically range from 1-2 stories and often have gabled dormers. The subject residence is a single story structure with exposed rafter tails, wood lap siding, and a front entry porch with large posts (see the following photographs). There have been some modifications to this residence. On the front façade, the existing windows are aluminum and have been altered in size from the historic windows. Nearly all of the windows on the side facades are also aluminum replacements. There is a single historic 9/1 light window towards the rear of the east side of the residence. Also, there is a small enclosed rear porch with an entry on the west façade, two sets of 6-light paired windows on the north façade, and one set of 6-light paired windows on the east façade.



Front/South Façade



Side/West Façade



Front/Side Façade



Rear Yard

The following photo of the residence following the 1962 Columbus Day storm shows that there was damage to the roof, entry, and front façade windows. The front façade windows were likely altered following this storm.



Subject property is the left, photo taken after the 1962 Columbus Day storm.

Project Description. The applicant is proposing a 195 square foot rear addition, a rear/side porch, a detached garage, and replacement of the existing aluminum windows with wood windows. The proposed rear addition would replace the existing enclosed rear porch. This porch appears to be a historic addition. The proposed rear addition would have wood lap siding with a 4 ½" exposure to match the existing siding. There are three grouped 1/1 light windows on the west façade, facing 15th Street. The north, or rear façade, has two paired 1/1 light windows and a 1 light wood entry door to the porch. There is a single 1/1 light window on the east façade.

The proposed porch is wood with a simple railing and balustrade. It connects to the detached garage. The west façade of the proposed garage has two 1/1 light wood windows. The entry for the garage is located on the north façade, facing the alley and a 16' carriage-style entry door is proposed. Decorative lighting is also proposed. Windows are not proposed for the east façade. The proposed roof is asphalt composition shingle that is to match the existing roof.

Surrounding Land Use. The parcel is surrounded by single-family homes. The parcel to the north is a historically single-family residence that is zoned General Commercial. Otherwise, the surrounding properties are zoned R-5. The properties to the southwest are zoned R-10.

DIRECTION FROM SITE	LAND USE	ZONING
North	Single-family residential	General Commercial
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

Chapter 25, Historic District, of the Community Development Code (CDC) applies to this property. Specifically, the criteria in Section 25.060, 25.070, and 25.080 are applicable.

RECOMMENDATION

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

1. Lighting. The light fixtures shall not create off-site glare.
2. Trim. The trim shall be a minimum of 4 inches wide or shall match the existing trim.

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR-11-02

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. The review of the proposal takes into account the value, significance, physical condition, compatibility, and aesthetic impacts of this contributing residence. 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 proposed addition complies with the required setbacks and lot coverage. The orientation provision (5) does not apply. Five feet is the required side yard setback and the proposed addition has a setback of 8'. The proposed addition has a side street setback of 20' for the rear addition, which exceeds the 10' that is required. The proposed lot coverage of 38.36 percent is less than the 50 percent maximum that is permitted in the historic district. The criteria are met.

- 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 complies with the garage standards. It is accessed from the alley and will have wood siding with the same profile as the existing siding on the residence. The roof pitch of 6:12 is the same as the residence. This pitch is appropriate for the architectural type. The garage has a 5' side yard setback and a 3' rear yard setback, which is in excess or equal to the required setbacks. The criteria are met.

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 rear addition will maintain the existing roof height of 18' above grade. The garage will be 14'. The rear addition is set back from the 15th Street side façade. The proposed alterations will not compromise the character of the front elevation and will not significantly modify the mass of the house as seen from the right-of-way. 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) 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 house is currently 28' in width and the applicant is not proposing an increase. The scale and aesthetic of the street facing walls is in character with the main façade. There is not a horizontal orientation of the roof or window. There are no new sidewalls of 400 square feet, so a pop out is not necessary. 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 applicant is proposing sconces on the rear elevation of the garage that are visually compatible with the scale and traditional architectural character of the house. The criteria are 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. 7: The scale and proportion of the rear addition is visually compatible with the traditional architectural character of the residence. 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. 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. 8: The applicant is proposing replacing the existing aluminum windows with 1/1 wood windows. On the front elevation, the applicant will replace the existing aluminum window on the left with a grouping of three windows in a manner similar to that of the historic photo. However, the applicant is maintaining the enlarged opening on the left and the smaller opening on the right rather than restoring them to their historic appearance. On the remainder of the elevations, the applicant will maintain the existing opening sizes and replace the existing aluminum windows with wood windows. Staff's preference is for the opening size to be restored to its original appearance. However, the applicant is increasing the integrity of the structure by replacing the aluminum windows with wood windows and is not altering the opening size of the existing windows. The criteria are met.

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. 9: The applicant is not altering the front entry. The applicant will change the rear entry. It will face the garage and will have a single light. The applicant is proposing a carriage-style door. 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. 10: The applicant is proposing horizontal wood siding for the rear addition and the garage. Shingles are not proposed. 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 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. 11: The proposed roof is 6:12, which is less than the required 8:12. However, the existing roof is 6:12 and this pitch is compatible with the architectural type. The proposed roof is asphalt composition shingle and will match the existing roof. 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. 12: The proposed 195 square foot addition increases the square footage of the residence to 1,197 square feet. Since the property is a corner lot, only the square footage of the single adjacent residence to the east is used in the calculation to determine the maximum square footage. Per the Clackamas County Assessor's Office, the adjacent property is 1,015 square feet. Therefore, 125 percent of this is 1,269 square feet. 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. 13: The applicant is proposing a poured concrete foundation. It will be exposed approximately two feet, which is comparable to the exposure of the existing foundation. 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. (Ord. 1594 § 1 (Exh. A), 2010)

FINDING NO. 14: The applicant is not altering the house in such a way that defining characteristics will be destroyed. The proposed alterations are not designed to create an earlier appearance. The proposed new materials will match the original materials, increasing the integrity of the residence to some degree. The rear addition and garage are proposed in such a manner that they are compatible with the original residence and do not decrease the integrity of the original structure. The criteria are met.