



STAFF REPORT FOR THE HISTORIC REVIEW BOARD

FILE NUMBER: DR-12-01

HEARING DATE: February 21, 2012

REQUEST: Rear addition/converted porch demolition and construction

APPROVAL

CRITERIA: Community Development Code (CDC) Chapter 25, Historic District;
Chapter 26, Historic Landmarks

STAFF REPORT

PREPARED BY: Sara Javoronok, Associate Planner

Planning Director's Review _____

EXECUTIVE SUMMARY

The applicant is proposing to demolish/deconstruct the existing rear addition/converted porch in the rear yard of 1745 4th Avenue. The demolition of the existing addition is subject to the approval criteria in CDC Chapter 26, Historic Landmarks and the construction of the new addition is subject to the approval criteria in CDC Chapter 25, Historic District.

The subject property is located on the south side of 4th Avenue between 13th and 14th Streets. It is in the City's Willamette Neighborhood and local Willamette Historic District. Chapter 25 classified it as a "Secondary Structure" and a reconnaissance level survey of the neighborhood from 2006 classified it as non-contributing.

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

TABLE OF CONTENTS

STAFF ANALYSIS AND RECOMMENDATION

EXECUTIVE SUMMARY	1
GENERAL INFORMATION	3
BACKGROUND	4
ANALYSIS	7
RECOMMENDATION	7

ADDENDUM

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS	8
-------------------------------------------------------------------	---

EXHIBITS

HRB-1 AFFIDAVIT OF NOTICE.....	15
HRB-2 NOTICE MAILING PACKET.....	16
HRB-3 APPLICANT SUBMITTAL	23
HRB-4 HISTORIC SITE INVENTORY FORM.....	39

GENERAL INFORMATION

APPLICANT/**OWNER:**

Colin McCoy and Christine Reising
7401 S. Fork Little Butte Creek Road
Eagle Point, OR 97524

SITE LOCATION:

1745 4th Ave.

LEGAL**DESCRIPTION:**

Clackamas County Assessor's Map 31E-02BD, Tax Lot 1700

SITE SIZE:

14,998 square feet

ZONING:

R-10, Single Family Residential Detached

COMP PLAN**DESIGNATION:**

Medium Density Residential

120-DAY PERIOD:

The application was complete on January 23, 2012. Therefore, the 120-day application processing period ends on May 22, 2012.

PUBLIC NOTICE:

Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on January 30, 2012 and the application has been posted on the City's website. Demolition requires a Class A notice and notice was published in the West Linn Tidings on January 26, 2012. Therefore, notice requirements have been satisfied.

BACKGROUND

As previously noted, the subject property is located in the Willamette neighborhood and Willamette Historic District at 1745 4th Avenue, between 13th and 14th Streets.



Site Conditions. The lot currently accommodates a 1½ story single family house and a garage. The property was included in the 2006 Reconnaissance Level Survey of the Willamette Falls Neighborhood Historic District. The survey form is attached as Exhibit HRB-4.

According to the historic surveys, the bungalow was constructed c. 1924. It is 1½ stories with a gabled front porch and non-historic second story addition. The addition decreased the structure's integrity and contributes substantially to its designation as a non-contributing residence. There is an existing garage to the east of the residence. The residence appears on the 1925 and 1950 Sanborn maps. The existing rear addition is a converted porch that appears as a single story porch on both the Sanborn maps.



Front elevation



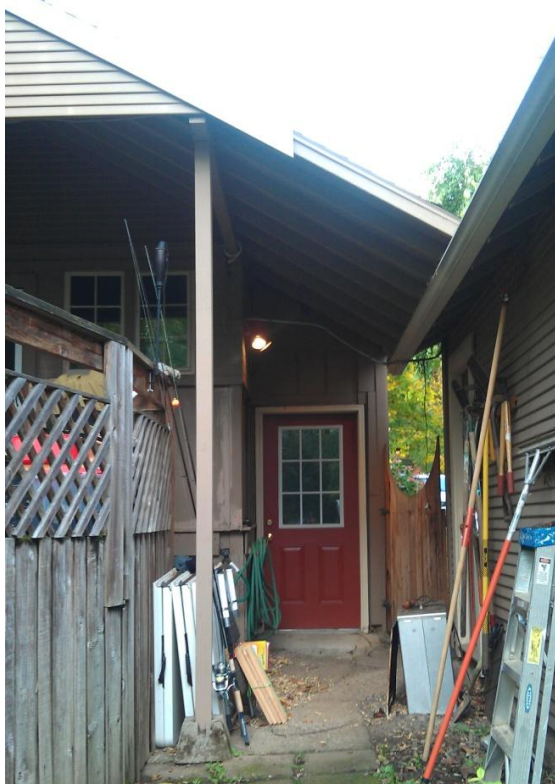
Front and side elevation



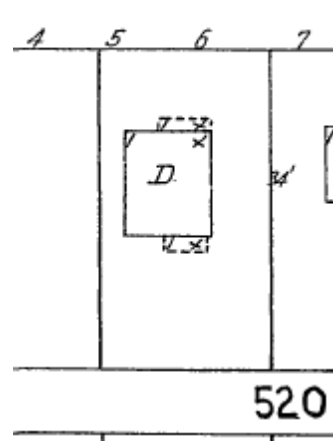
Existing rear addition and side elevation



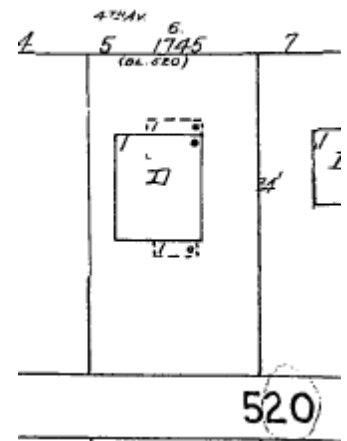
Existing rear addition and deck



Existing rear addition, entry and detached garage



1925 Sanborn Map

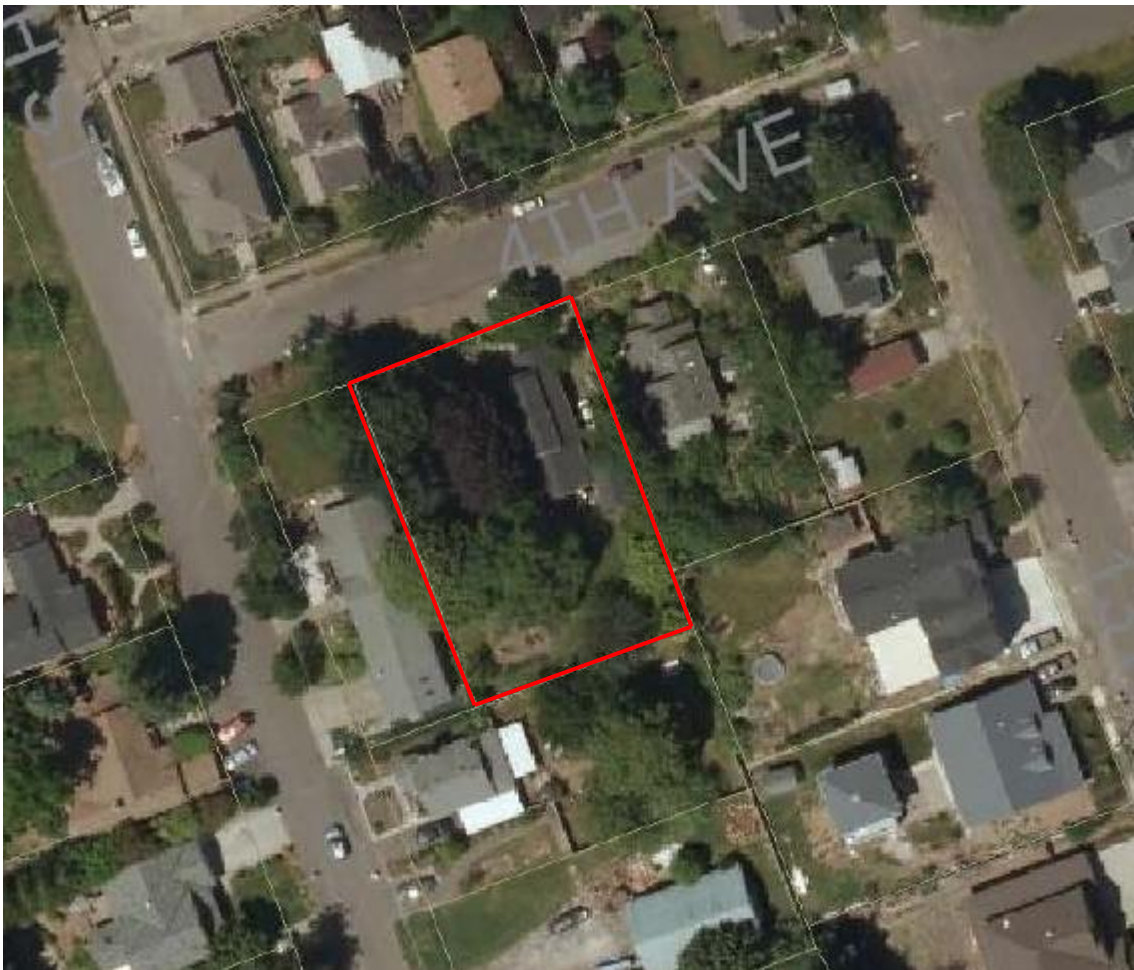


1950 Sanborn Map

Project Description. The applicant is proposing demolish the existing addition, which is approximately 120 sq. ft., and porch and construct a 356 sq. ft. rear addition and porch. The applicant proposes to use 3-tab asphalt shingle roofing, horizontal lap wood siding, and 1/1 wood windows. There will be two entries; one will reuse an existing wood door and the other is proposed to be a Craftsman style door with one full lite.

Surrounding Land Use. The parcel is surrounded by residential properties. Those on the south side of Fourth Avenue are zoned R-10, while those on the north are zoned R-5.

DIRECTION FROM SITE	LAND USE	ZONING
North	Single-family residential detached and duplex	R-5
East	Single-family residential detached	R-10
South	Single-family residential detached	R-10
West	Single-family residential detached	R-10



Public comments. To date, staff has not received any comments from the public.

ANALYSIS

CDC Chapter 25, Historic District, and Chapter 26, Historic Landmarks apply to this project. In Chapter 25, the applicable criteria are in Sections 25.060, 25.070, and 25.080. Chapter 26, Section 26.080 regarding Demolition is also applicable.

The demolition proposed is not for demolition of the entire structure. The demolition is only for the existing rear addition, a converted porch. Finding No. 13 addresses the demolition and that it is not proposed for a significant feature.

RECOMMENDATION

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

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-3.

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
 - Public works permit: contact Pat in Engineering at (503) 723-5501 or prich@westlinnoregon.gov
 - On-Site Utilities: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov. (Electrical permits are through Clackamas County, not the City of West Linn.)
 - Building permit: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov.
 - Final inspection, for occupancy: Call the Building Division's Inspection Line at (503) 722-5509.

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR-12-01

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 value, significance, physical condition, compatibility, and aesthetic impacts of this non-contributing residence have been considered and will be impacted as little as possible. 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: Criterion 1 does not apply since this is a rear addition. For #2, the proposed rear addition will not decrease the existing side yard setback, which is approximately 60 feet to the west and 20 feet to the east. This is far in excess of the required five-foot setback. Criterion 3 does not apply. For #4, the lot depth is 150 feet, and the rear of the proposed structure will be approximately 54 feet from the rear lot line, far exceeding the 20 feet required. Criterion 5 does not apply. For #6, lot coverage, the total is approximately 11 percent, which is far less than the 50 percent permitted. This low percentage is due to the large lot size of approximately 15,000 sq. ft. The applicable 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. 3: Criteria 2-4 do not apply. For Criterion 1, the proposed addition will be approximately 15 feet from grade. The rear yard slopes gently downward. The peak of the roof on the addition is approximately 8 feet lower than the peak of the roof on the main portion of the

residence. For Criterion 5, the existing height of the main section of the residence is preserved. The rear addition does not significantly modify the mass of the house as seen from the right-of-way. It will be minimally visible from the right-of-way. 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. 4: For #1, the proposed addition at its widest point is 22 feet, less than the maximum permitted. For #3, the proposed addition does not have a horizontal orientation. Criteria #2 and #4 do not apply. The applicable 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. 5: The scale and proportion of the proposed addition, including the proposed windows, is visually compatible with the traditional architectural character of the main portion of the residence. The proposed addition is set back from the west side and will be visually distinguishable from the original section of the residence. The roof is also lower than that of the main section (and the original height of the roof on the main section), which further differentiates it from the original residence. The applicant is also proposing to use materials, including wood siding, windows and doors, that are consistent with the original residence.

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. 6: The applicant is proposing 1/1 lite wood windows that are the same size as the windows on the main section of the residence. The windows are compatible with the massing, size, scale, and architectural features of the residence. The trim will match the original trim on the residence. Criteria 2, 4, and 5 do not apply. The applicable 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. 7: There are two entries on the proposed addition. One is a modification of an existing entry to the basement and the applicant plans to reuse the existing door. The second entry, to the proposed family room, would be a Craftsman style wood door with a single, full lite. 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. 8: The applicant is proposing to salvage and reuse, as possible, the existing horizontal lap wood siding. Any new siding will match the existing siding. Criteria 2 and 3 do not apply. The applicable 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 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. 9: The proposed roof pitch is less than 8:12, but is the same as the existing roof pitch and is appropriate for a bungalow style residence. The shingles will be 3-tab asphalt to match the existing shingles on the main portion of the residence. The applicable 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. 10: The applicant is proposing a 365 sq. ft. addition and removing the approximately 120 sq. ft. rear addition. Per the Clackamas County Assessor's Office, the existing residence is 1,170 sq. ft., which does not appear to include the existing rear addition. The new addition would increase the size of the residence to 1,535 sq. ft. Also per the Clackamas County Assessor's Office, the adjacent properties are 1,893 sq. ft. (1769 4th Avenue) and 2,102 sq. ft. (1293 14th St.). The residence, with the proposed addition, remains smaller than either of the adjacent residences. 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. 11: Staff notes that the applicant is replacing the existing foundation using Section 25.100 B, a section regarding Minor Alterations and Maintenance, which allows for, "repairing, or providing a compatible new foundation that does not result in raising or lowering the building elevation." The applicant will not raise or lower the building elevation.

25.080 ADDITIONAL ARCHITECTURAL SPECIFICS FOR NEW CONSTRUCTION AND REMODELING

Many houses in Willamette are rich in architectural detail. Certain architectural components are used in fairly specific ways. Standards:

- A. *Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic (i.e., original) materials or distinctive architectural features should be avoided when possible.*
- B. *Houses and other structures shall be recognized as products of their own time. Alterations that have no historical basis or which seek to create an earlier appearance shall be avoided.*

- C. *Distinctive stylistic features, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored, if possible.*
- D. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible.*
- E. *In the event replacement is necessary, new materials should match the material being replaced in composition, design, color, texture, and other visual qualities.*
- F. *Alterations to the rear of a house, or to other portions not visible from the public right-of-way (exclusive of alleys), need not adhere to the design standards contained herein.*
- G. *Contemporary designs for alterations and additions would be acceptable if the design respects the building's original design, and it is compatible with the original scale, materials, window and door opening proportions of the structure.*
- H. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure could be restored.*

FINDING NO. 12: The proposed project will involve the removal of the existing addition, but the addition does not have distinguishing original qualities that define the structure's character. The proposed addition will be compatible with the existing residence and is not seeking to create an earlier appearance. The existing addition does not have significant examples of distinctive stylistic features or examples of skilled craftsmanship that will be lost. The applicant will reuse an existing door and will salvage and reuse, as possible, the existing horizontal lap wood siding. The new siding will match the existing siding. The proposed addition will be done in a manner that preserves the form and integrity that remain in this structure.

CHAPTER 26, HISTORIC LANDMARKS

25.060 CRITERIA FOR EXTERIOR ALTERATION AND NEW CONSTRUCTION

- D. *Criteria and findings. In determining the appropriateness of the request to destroy or demolish an historic landmark, the Historic Review Board shall consider the following:*
 - 1. *All plans, drawings, and photographs submitted by the applicant.*
 - 2. *Information presented at the public hearing concerning the proposed work.*
 - 3. *The West Linn Comprehensive Plan.*
 - 4. *The purposes of this chapter as set forth in CDC 26.010.*
 - 5. *The criteria used in the original designation of the historic landmark in which the property under consideration is situated.*
 - 6. *The historical and architectural style; the general design, arrangement and materials of the structure in question, or its appurtenant fixtures; the relationship of such features to the other buildings within the district; and the position of the building in relation to public rights-of-way and to other buildings and structures in the area.*
 - 7. *The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district which cause it to possess a special character or special historical or aesthetic interest or value.*
 - 8. *Whether denial of the permit will involve substantial hardship to the applicant, and whether approval of the request would act to the substantial detriment of the public welfare, and would be contrary to the intent and purposes of this chapter.*
 - 9. *When applicable, the findings of the Building Official in determining the status of the subject building as a "dangerous building" under the most recent Uniform Code for the Abatement of Dangerous Buildings, and the feasibility of correcting the deficiencies to meet the requirements of the Building Official rather than demolishing the building.*

FINDING NO. 13: In this situation, the applicant is not requesting to demolish or destroy the structure, rather the proposal is to remove an existing converted porch/rear addition and construct a new addition. Per the Sanborn maps, the porch was likely on the residence since its construction. However, it is located to the rear, is not visible from the public right-of-way, and, particularly since it was subsequently enclosed, it does not contain significant architectural details. On the Sanborn maps, the porch appears to be smaller and the roof over the existing deck was likely added later. The rear addition does not appear to have significant architectural features, special character, or special historical or aesthetic interest or value. The City does not have additional information regarding the significance of this residence. It was not included in the 1984 Clackamas County Cultural Resource Inventory. Staff supports the demolition of the existing rear addition/converted porch.