



**STAFF REPORT
FOR THE HISTORIC REVIEW BOARD**

FILE NUMBER: DR-15-15

HEARING DATE: May 17, 2016

REQUEST: Class II Historic Design Review – Construct New 3-Stall Garage

APPROVAL

CRITERIA: Community Development Code Chapter 11, R-10 Zoning
Community Development Code Chapter 25, Historic Resources
Community Development Code Chapter 34, Accessory Structures
Community Development Code Chapter 99, Quasi-Judicial Decision Making

STAFF REPORT

PREPARED BY: Darren Wyss, Associate Planner

Planning Manager's Review

AWB

EXECUTIVE SUMMARY

The subject property is an existing, individually designated local landmark site. It is an eligible, contributing historic home located in the Bolton neighborhood on the east side of Willamette Drive, between Pimlico and Linnwood Drives. The residence was built c. 1927 and is a stucco Mediterranean Revival structure.

The applicant is proposing the construction of an 832 square foot three car detached garage. The proposed accessory structure would be located approximately 90 feet southeast of the existing historic home. The applicant has proposed the location of the new accessory structure to maintain the integrity of the historic home. The proposed accessory structure will mimic the stucco, roof tiles, and windows of the existing historic home.

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

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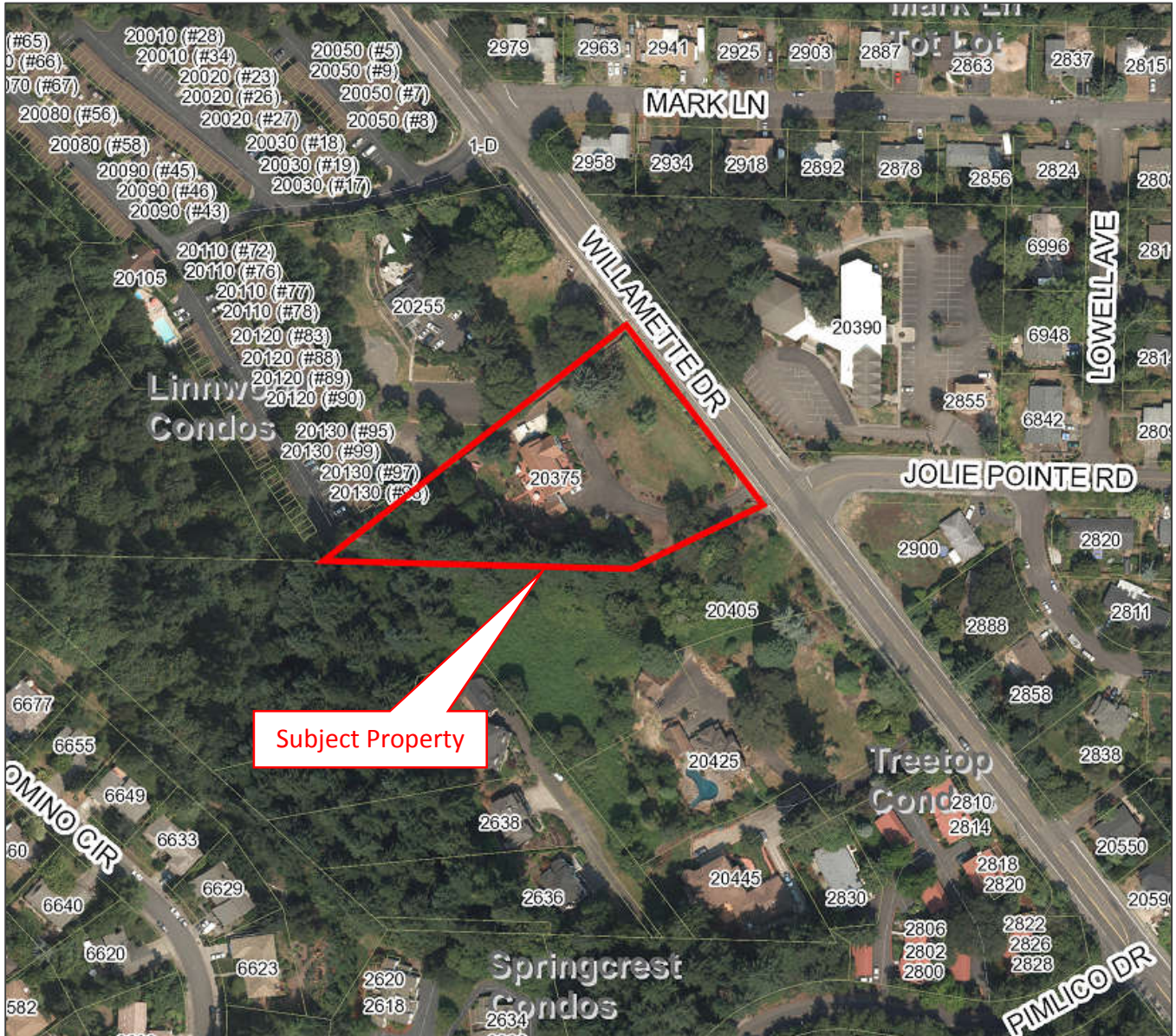
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GENERAL INFORMATION

APPLICANT/ OWNER:	Sherri and Dee Burch
SITE LOCATION:	20375 Willamette Drive
LEGAL DESCRIPTION:	Clackamas County Assessor's Map 2-1E-24CA, Tax Lot 300
SITE SIZE:	1.87 acres
ZONING:	R-10, Single Family Residential Detached
COMP PLAN DESIGNATION:	Low Density Residential
120-DAY PERIOD:	This application became complete on April 22, 2016. The 120-day maximum application processing period ends on August 11, 2016.
PUBLIC NOTICE:	Public notice was mailed to the Bolton Neighborhood Association and to affected property owners on April 27, 2016. The property was posted with a sign on May 6, 2016. In addition, the application has been posted on the City's website. The notice requirements have been met.

BACKGROUND

The subject property is 20375 Willamette Drive, an individually designated local landmark site, located in the Bolton neighborhood between Pimlico and Linnwood Drives.



Site Conditions: The subject property currently accommodates a single family house, constructed c. 1927, with attached garage. There is also a small accessory structure in the rear yard. The existing home sits approximately 150 feet from the front property line.

The residence has a primarily gabled roof with a small hipped roof section on the southeastern corner. The roof is clay tile and the exterior of the residence is stucco. Windows are wood with painted trim.



Project Description: The applicant is proposing the construction of an 832 square foot three car detached garage. The proposed accessory structure would be located approximately 90 feet southeast of the existing historic home. The applicant has proposed the location of the new accessory structure to maintain the integrity of the historic home. The proposed accessory structure will mimic the stucco, roof tiles, and windows of the existing historic home.



Surrounding Land Use: The subject property is fully contained in the R-10 Zone. Surrounding properties include the R-10 zone to the north, south, and east; with R-2.1 zoning touching the rear northwestern corner where the Linnwood Condos are located.

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

ANALYSIS

CDC Chapter 11, R-10 Zoning, CDC Chapter 25, Historic Resources, and CDC Chapter 34, Accessory Structures applies to this project. Staff has found the proposal is consistent with the applicable criteria.

RECOMMENDATION

Staff recommends approval of application DR-15-15 subject to the following proposed condition:

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-4.

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 Engineering at (503) 723-5501 or mcoffie@westlinnoregon.gov
 - Public works permit: contact Engineering at (503) 723-5501 or mcoffie@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.
 - Inspections: Call the Building Division's Inspection Line at (503) 722-5509.

**APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS
DR-15-15**

CHAPTER 11, SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

11.040 ACCESSORY USES

Accessory uses are allowed in this zone as provided by Chapter 34 CDC.

Staff Finding 1: The applicant is proposing the construction of a three-car detached garage accessory structure. This is an allowed use. This criterion is met.

11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

- 1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.*
- 2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.*
- 3. The average minimum lot width shall be 50 feet.*

Staff Finding 2: The subject property is 1.87 acres with a front lot line width of 280 feet and average width well above 50 feet. These criteria are met.

- 5. Except as specified in CDC 25.070(C)(1) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback area from the lot line shall be:*
 - a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.*
 - b. For an interior side yard, seven and one-half feet.*
 - c. For a side yard abutting a street, 15 feet.*
 - d. For a rear yard, 20 feet.*

Staff Finding 3: The proposed garage has a front yard setback of approximately 100 feet, an interior side yard setback of 10 feet, and a rear yard setback of 30 feet. These criteria are met.

- 6. The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.*
- 7. The maximum lot coverage shall be 35 percent.*

Staff Finding 4: The proposed garage has a height of 16 feet. Total lot coverage is less than six-percent. These criteria are met.

- 8. The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.*

Staff Finding 5: The applicant is not proposing any changes to the accessway. This criterion is met.

9. *The floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.*

Staff Finding 6: The floor area ratio is less than 10 percent. This criterion is met.

10. *The sidewall provisions of Chapter 43 CDC shall apply.*

Staff Finding 7: Designated historic resources are exempt from Chapter 43. This criterion is met.

CHAPTER 25, HISTORIC RESOURCES

25.030 PERMITTED USES

Unless otherwise provided for in this chapter, uses permitted by the base zoning district that are in accordance with the CDC are allowed on sites containing historic resources.

Staff Finding 8: Accessory structures are allowed in the R-10 zone. This criterion is met.

25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES

The following design standards apply to all changes, including alterations, additions, and new construction proposed on a designated historic resource. These standards are intended to preserve the features that made the resources eligible for historic designation. Development must comply with all applicable standards, or be approved through the modifications process specified in CDC 25.080.

A. Standards for alterations and additions. This section applies to historic reviews for alteration of and additions to designated historic resources:

- 1. Retention of original construction. The original construction shall be maintained or restored to the greatest extent practicable. Stylistic features of original construction that shall be preserved include, but are not limited to: a line of columns, decorative shingles, projecting bays, other primary structural elements, spatial relationships that characterize the property, examples of skilled craftsmanship that characterize the building, and architectural details defining the structure's character and historic significance.*

Staff Finding 9: The proposal is for new construction of an accessory building and will not alter any original construction. The criterion is met.

- 2. Retention of historic material. Removal or alteration of historic materials and features shall be avoided during the construction of new additions or exterior alterations. Whenever possible, deteriorated materials and architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, new materials shall, to the extent possible,*

match those of the original building in terms of composition, design, color, texture, and other visual features.

Staff Finding 10: The proposal is for new construction of an accessory building and will not alter any original construction. The criterion is met.

- 3. Time period consistency. Buildings shall be recognizable as a physical record of their time and place. Alterations which have no historical basis or which seek to create a false sense of historical development are not allowed.*

Staff Finding 11: The proposal is for new construction of an accessory building and will not alter any original construction. The proposed accessory building will mimic the stucco siding and roof tiles of the existing historic home. The criterion is met.

- 4. Significance over time. Changes to a property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.*

Staff Finding 12: The proposal is for new construction of an accessory building and will not alter any original construction. The proposed accessory building will mimic the stucco siding and roof tiles of the existing historic home. The criterion is met.

- 5. Differentiate old from new. Alterations and additions shall be differentiated from the original buildings and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property.*

Staff Finding 13: The proposal is for new construction of an accessory building and will not alter any original construction. The proposed accessory building will mimic the stucco siding and roof tiles of the existing historic home, but be differentiated by roof pitch and be proportioned to protect the integrity of the property. The criterion is met.

- 6. Reversibility. Additions and alterations shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its context would be unimpaired.*

Staff Finding 14: The proposal is for new construction of an accessory building and will not alter any original construction. The proposed accessory building could be removed in the future while preserving the integrity of the property. The criterion is met.

- 7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear or set back along the side. Features of building additions, including the proportions of window and door openings, shall be consistent with those of the existing building. Dimensional and other requirements in the underlying zone, as applicable, shall apply.*

Staff Finding 15: The proposal is for new construction of an accessory building and will not alter any original construction. The criterion is met.

8. *Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.*

Staff Finding 16: The proposal is for new construction of an accessory building and will not alter any original construction, including the existing home height and roof pitch. The criterion is met.

9. *Roof materials. Replacement of a roof or installation of a new roof with materials other than cedar shingles, three tab asphalt shingles, or architectural composition shingles must be demonstrated, using photographic or other evidence, to be in character with those of the original roof, or with materials that are consistent with the original construction.*

Staff Finding 17: The proposal is for new construction of an accessory building and will not alter any original construction, including the existing roof tiles. The proposed accessory building will mimic the roof tiles. The criterion is met.

10. *Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding with different material must be demonstrated, using photographic or other evidence, to be in character with those of the original materials, or with materials that are consistent with the original construction.*

Staff Finding 18: The proposal is for new construction of an accessory building and will not alter any original construction, including the exterior walls and stucco siding. The proposed accessory building will mimic the stucco siding. The criterion is met.

11. *New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.*

Staff Finding 19: The proposal is for new construction of an accessory building and will not alter any original construction, including the exterior walls and stucco siding. The proposed accessory building will mimic the stucco siding. The criterion is met.

12. *Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.*

Staff Finding 20: The proposal is for new construction of an accessory building and will not alter any original construction, including existing gutters and downspouts. The proposed accessory building will mimic the existing gutters and downspouts. The criterion is met.

13. *New windows. New windows shall match the appearance of the original windows as closely as possible. Wood window frames and sashes shall be used unless the applicant demonstrates that the non-wood windows are consistent with their wooden counterparts, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. The window trim and sill shall match the original trim.*

Staff Finding 21: The proposal is for new construction of an accessory building and will not alter any original construction, including existing wood windows on the home. The proposed accessory building will include wood frame windows. The criterion is met.

14. *Storm windows. Storm windows shall be made of painted wood, baked enamel, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building.*

Staff Finding 22: The proposal is for new construction of an accessory building and will not alter any original construction, including storm windows. The proposed accessory building will not include storm windows. The criterion is met.

15. *Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance, including the profile of the sash, sill, trim, window plane relative to the building wall plane, light pattern, glass color, profile of mullions and muntins, and color.*

Staff Finding 23: The proposal is for new construction of an accessory building and will not replace any original construction, including existing windows. The proposed accessory building will include wood frame windows to be consistent with the historic appearance. The criterion is met.

16. *Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance.*

Staff Finding 24: The proposal is for new construction of an accessory building and will not alter any original construction, including doors. The proposed accessory building will include garage doors and an entry door to be consistent with the existing structure. The criterion is met.

17. *Porches. Front porches are allowed on new construction...*

Staff Finding 25: No porches are proposed. This criterion is met.

18. *Decks. Decks shall be located in rear yard or the portion of the side yard behind the front 50 percent of the primary structure.*

Staff Finding 26: No decks are proposed. This criterion is met.

19. *Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that:*
- a. *The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or*
 - b. *That it is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27 CDC).*

Staff Finding 27: The proposal is for new construction of an accessory building and will not alter the height of any original construction. The criterion is met.

20. *Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted.*

Staff Finding 28: The proposal is for new construction of an accessory building and will not alter the lighting of the existing home. The accessory building will have one light located adjacent to the entry door. The light will not be visible from the right-of-way and will be shielded to prevent glare. The criterion is met.

B. *Standards for accessory structures. The following standards apply to accessory structures on properties designated as historic resources in addition to the regulations in Chapter 34 CDC:*

1. *All accessory structures.*

a. *Location.*

1) *Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC 25.070(C)(1) through (4);*

2) *Accessory structures on historic landmark properties must meet the setback requirements of the underlying zone and Chapter 34 CDC;*

Staff Finding 29: The subject property is not located in the Willamette Historic District. Please see Staff Findings 3 and 37 for the proposed accessory structure compliance with the setback requirements of CDC Chapter 34 and the R-10 zoning district. The criteria are met.

3) *Detached accessory structures shall be in the rear yard; and*

Staff Finding 30: The proposed three-car garage accessory structure is located in a side yard. The applicant is requesting a modification to design standards as allowed by CDC 25.080. Please see Staff Findings 34 to 36. The proposed accessory structure will be located approximately 100 feet from the right-of-way, which is well beyond the minimum required front yard setback of 20 feet for the R-10 zoning district. Subject to approval of a modification for the accessory structure not being located in the rear yard, this criterion is met.

4) *Two-story accessory structures shall be at least 10 feet from the house; and one-story accessory structures shall be at least three feet from the house.*

Staff Finding 31: The proposed three-car garage accessory structure is located approximately 90 feet from the existing home. The criterion is met.

b. Height. Accessory structures in the Willamette Historic District are subject to CDC 25.070(C)(7). Accessory structures on historic landmark properties must meet the height requirements of the underlying zone and Chapter 34 CDC.

Staff Finding 32: The subject property is not located in the Willamette Historic District. The proposed three-car garage accessory structure has a height of 16 feet, below the allowed 35 foot height of the R-10 zone and CDC Chapter 34. The criterion is met.

2. Conversions and additions. Existing detached, unheated structures including, but not limited to, workshops and garages, may be converted into other allowable accessory uses under the following conditions:

- a. The structure is located behind the house's front building line;*
- b. A structure in the front yard cannot be converted to a heated accessory structure;*
- c. A story may be added to an existing non-contributing garage or similar accessory structure; provided, that the final design meets the setback standards of this chapter for a two story accessory structure (see CDC 25.070(C)(1) through (4)) for the historic district, or the setbacks in Chapter 34 CDC for a historic landmark; and*
- d. The conversion of an existing structure is not required to meet the design standards in CDC 34.030, but it must conform to all applicable requirements of this chapter.*

Staff Finding 33: The proposed accessory structure is new construction and not an addition or conversion. The criteria are met.

25.080 MODIFICATIONS TO DESIGN STANDARDS

This section provides for deviation from site development standards in this chapter to enable flexibility and innovation consistent with the purposes of this chapter while ensuring that the features that historic designations are intended to preserve are maintained.

A. Applicability. The provisions of Chapter 75 CDC, Variance, shall not apply to the standards in this chapter.

B. Assessment of modification. When an applicant proposes an alternative to the standards of this chapter the approval authority shall grant a modification when:

- 1. Historical records. The applicant demonstrates by review of historical records or photographs that the proposed alternative is consistent with and appropriate to the architecture in the historic district, or is appropriate to the applicable style of architecture;*

Staff Finding 34: The applicant is requesting a modification to the locational criteria for an accessory structure. The proposed accessory structure will mimic the architectural style of the existing historic home.

- 2. Consistency. The resulting development of the proposal would be consistent with the intent of the standards for which the modification is requested, as determined by the approval authority;*

Staff Finding 35: The applicant is requesting a modification to the locational criteria for an accessory structure. CDC 25.060.B(1)(a)(1) requires detached accessory structures to be located in the rear yard. The proposed accessory structure will be located in a side yard, but will meet the intent of the standard as it will be 100 feet from the front property line. The subject property is 1.87 acres and zoned R-10, which has a minimum front yard setback of 20 feet. The existing home is approximately 150 feet from the front property line. If the home were located with the minimum front yard setback, the proposed accessory structure would be far into the rear yard.

3. *Negative impacts. Negative impacts to adjacent homes and/or a historic district will be minimized. These include, but are not limited to, loss of solar access, light, or air to an adjacent structure, and scale or mass that visually overwhelm or are not deferential to an adjacent landmark or contributing structure; and*
4. *Exceptional architecture. The proposal incorporates exceptional and appropriate architectural elements into the building.*

Staff Finding 36: The proposed accessory structure location will not negatively impact the existing historic home as it will be located approximately 90 feet away and not be of a scale to overwhelm the contributing structure. The closest neighboring structures are located on the property to the south and a distance of 145 feet to the accessory structure and 230 feet to the residential home. The proposed location will be shielded from the right-of-way by two large oak trees. The architecture will mimic the existing historic home and include windows on the street side. Garage doors will face inward to the property. The topography and lot geometry would cause a rear yard accessory structure to be more visually intrusive to the existing historic home as it would need to be located closer and at a higher elevation. These criteria have been met.

CHAPTER 28, WILLAMETTE AND TUALATIN RIVER PROTECTION CHAPTER 34, ACCESSORY STRUCTURES, ACCESSORY DWELLING UNITS, AND ACCESSORY USES

28.110 APPROVAL CRITERIA

No application for development on property within the protection area shall be approved unless the decision-making authority finds that the following standards have been met or can be met by conditions of approval. The development shall comply with the following criteria as applicable:

A. Development: All sites.

1. *Sites shall first be reviewed using the HCA Map to determine if the site is buildable or what portion of the site is buildable. HCAs shall be verified by the Planning Director per CDC [28.070](#) and site visit. Also, "tree canopy only" HCAs shall not constitute a development limitation and may be exempted per CDC [28.070\(A\)](#). The municipal code protection for trees and Chapters 55 and 85 CDC tree protection shall still apply.*

Staff Finding 37: The proposed garage is located in an HCA "development allowed" area. This criterion is met.

34.060 SETBACK PROVISIONS FOR ACCESSORY STRUCTURES (NON-DWELLING)

- A. *Accessory structures shall comply with all requirements for the principal use except as provided in CDC [34.040](#) and where specifically modified by this code as follows.*
- B. *A side yard or rear yard requirement may be reduced to three feet for an accessory structure except for a side or rear yard abutting a street, with the exception of alleys platted and dedicated prior to September 30, 1984, as defined in this code; provided, that:*
- 1. The structure is erected more than 60 feet from the front lot line;*
 - 2. The structure does not exceed one story or 15 feet in height;*
 - 3. The structure does not exceed an area of 500 square feet; and*
 - 4. The structure does not violate any existing utility easements.*
- C. *Attached accessory structures. When an accessory structure is attached to the main structure (wall to wall or by any permanent attachment), including via a covered walkway, such accessory structure shall be considered as part of the main structure.*

Staff Finding 38: The applicant is not requesting a reduced side or rear yard setback and the proposed accessory structure meets all R-10 zoning district principal use setback provisions. These criteria have been met.

EXHIBIT HRB-1: AFFIDAVIT OF NOTICE

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-15-15 Applicant's Name Dec: Sherri Burck
Development Name N/A
Scheduled Meeting/Decision Date 5-17-16
HRB

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) 5-6-2016 (signed) Don S Weyer

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B

- A. The applicant (date) 4-27-16 (signed) S. S. Weyer
B. Affected property owners (date) 4-27-16 (signed) S. S. Weyer
C. School District/Board (date) _____ (signed) _____
D. Other affected gov't. agencies (date) 4-27-16 (signed) S. S. Weyer
E. Affected neighborhood assns. (date) 4-27-16 (signed) S. S. Weyer
AW

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

Date: 4-27-16 (signed) S. S. Weyer

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) 5-6-2016 (signed) Don S Weyer

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

EXHIBIT HRB-2: NOTICE OF MAILING PACKET

**CITY OF WEST LINN
HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-15-15**

The West Linn Historic Review Board (HRB) is scheduled to hold a public hearing on **Tuesday, May 17, 2016, starting at 7:00 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn. The HRB will consider a request for the construction of a new three car garage at 20375 Willamette Drive in the Bolton Neighborhood.

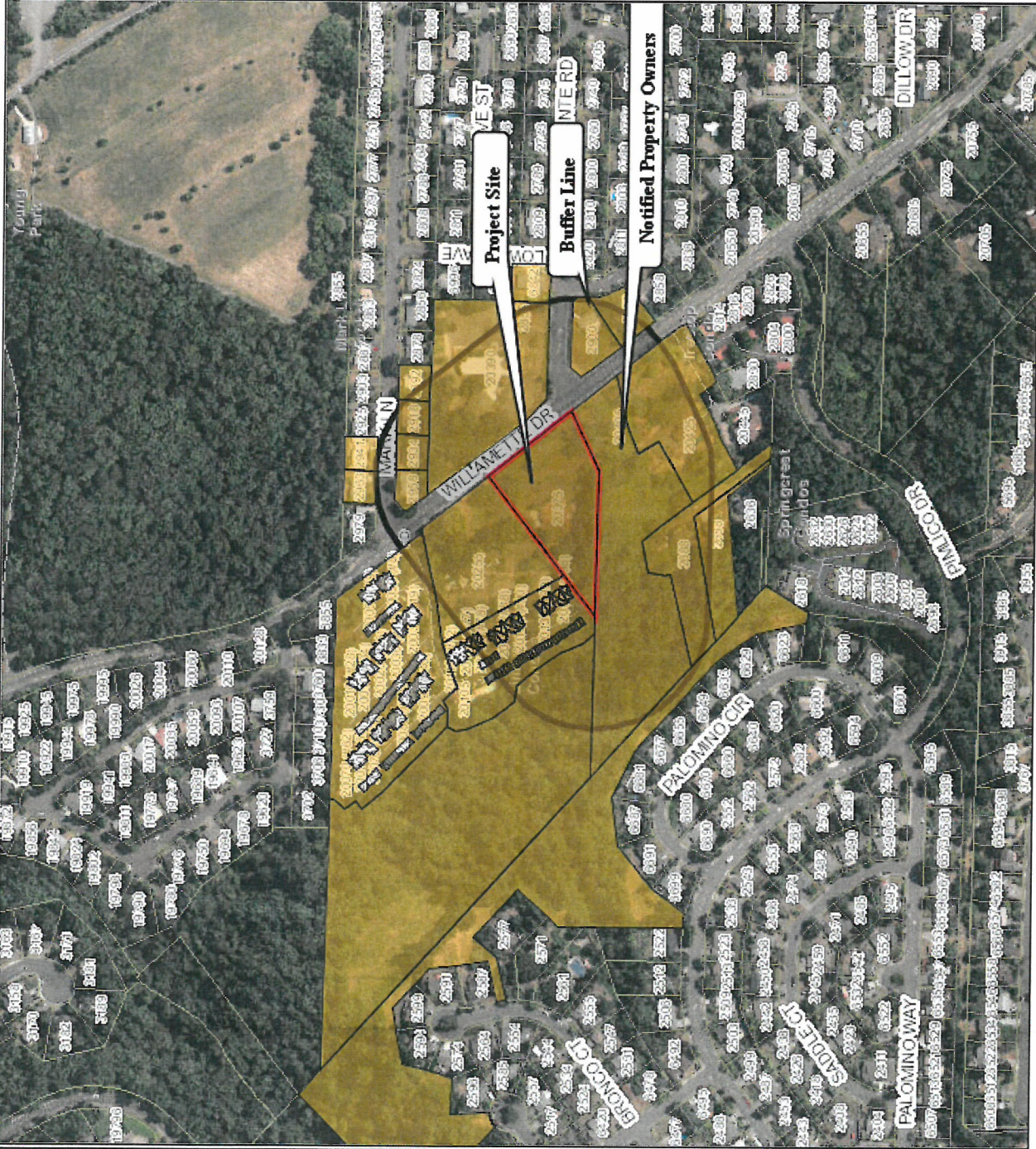
Criteria applicable to the requested Class II Historic Design Review are in CDC Chapters 11, 25, 34, and 99. Approval or disapproval of the request by the HRB will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because County records indicate that you own property within 300 feet of the affected site on Clackamas County Assessor's Map 21E24CA, Tax Lot 300, or as required by Chapter 99 of the CDC.

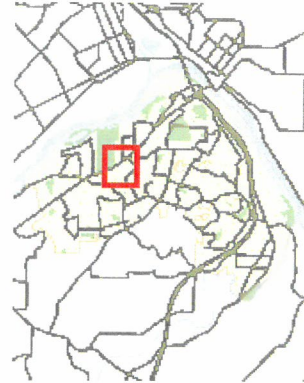
The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at <http://westlinnoregon.gov/planning/20375-willamette-drive-historic-residential-design-review> or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Associate Planner Darren Wyss at dwyss@westlinnoregon.gov or 503-722-5512. Alternately, visit City Hall, 22500 Salamo Road, West Linn, OR 97068.

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. 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 presentation, and invite both oral and written testimony. The HRB may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. **It is important to provide all evidence, both oral and written, to the HRB. Generally, the City Council will not be able to accept additional evidence if there is an appeal of this application.** 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 (LUBA) based on that issue.

20375 Willamette Drive Notification Map



Scale 1:4,800 - 1 in = 400 ft
 Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
 Date Created: 06-Nov-15 09:52 AM

WEST LINN GIS

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. Source: West Linn GIS (Geographic Information System) MapInfo.



CITY OF West Linn

HISTORIC REVIEW BOARD PUBLIC HEARING

**PROJECT # DR-15-15
MAIL: 5/3/16 TIDINGS: n/a**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets, land use application notice, and to address the worries of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

EXHIBIT HRB-3: HISTORIC SITE INVENTORY FORM

Oregon Historic Site Form

20375 Willamette Dr
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 20375 Willamette Dr appr. addr

West Linn vcnt Clackamas County

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

historic name:
 current/
 other names:

block nbr: ___ lot nbr: ___ tax lot nbr: ___
 township: ___ range: ___ section: ___ 1/4: ___
 zip: ___

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5 total # eligible resources: 1 total # ineligible resources: 0

elig. evaluation: eligible/contributing NR status: _____

primary constr date: 1927 (c.) secondary date: _____ (c.)
 (optional--use for major addns) NR date listed: _____ (indiv listed only; see Grouping for hist dist)

primary orig use: Single Dwelling orig use comments: _____

secondary orig use: _____

primary style: Mediterranean Revival prim style comments: _____

secondary style: _____ sec style comments: _____

primary siding: Stucco siding comments: _____

secondary siding: _____

plan type: Crosswina - Double architect: _____

builder: _____

comments/notes: **This property has been designated a West Linn City Landmark.**

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	COWL Landmarks	Other (enter description)
	West Linn - Bolton Neighborhood RLS 2010, 2010	Survey & Inventory Project

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

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 7/6/2010

Gen File date: _____

106 Project(s)

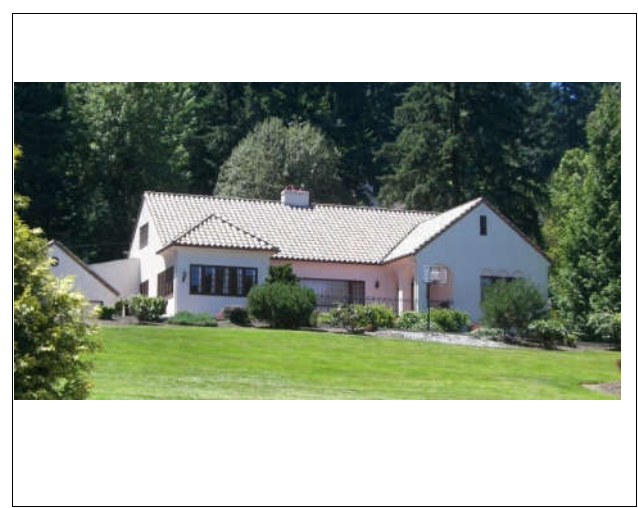


EXHIBIT HRB-4: APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Darren Wyss</i>	PROJECT NO(S). <i>DR-15-15</i>	
NON-REFUNDABLE FEE(S) <i>100-</i>	REFUNDABLE DEPOSIT(S) <i>0</i>	TOTAL <i>100-</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input checked="" type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: <i>20375 Willamette Dr West Linn</i>	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal:
build new garage on SE of property along drive

Applicant Name: <i>Dee + Sherri Burch</i> <small>(please print)</small>	Phone: <i>503-708-2717</i>
Address: <i>20375 Willamette Dr</i>	Email: <i>sherriburch@gmail.com</i>
City State Zip: <i>West Linn OR 97068</i>	

Owner Name (required): <i>Dee + Sherri Burch</i> <small>(please print)</small>	Phone: <i>503-708-2717</i>
Address: <i>20375 Willamette Dr</i>	Email:
City State Zip: <i>West Linn OR 97068</i>	

Consultant Name: <i>Jim Betonte, M+W Building Supply</i> <small>(please print)</small>	Phone: <i>503-263-9000</i>
Address: <i>PO Box 220</i>	Email: <i>jim@mwbsci.com</i>
City State Zip: <i>Canby OR 97013</i>	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) 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.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

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. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

<i>Sharon A Burch</i> Applicant's signature	<i>10/22/15</i> Date	<i>Sharon A Burch</i> Owner's signature (required)	<i>10/22/15</i> Date
--	-------------------------	---	-------------------------

April 7, 2016

Mr. Darren Wyss
Associate Planner
City of West Linn
Development Review Application
Historic Design Review

SUBJECT: DR-15-15 Historic Design Review to Construct New Accessory at 20375 Willamette Drive.

Dear Mr. Wyss:

This is in response to your letter dated November 20, 2015 regarding the above mentioned design review and its request for additional information. (See attached copy for your reference.) Please see our responses below and additional information for review.

Community Development Code
25.050 Application Requirements

1. Narrative

Please address property line setback criteria for accessory structures in the R-10 zones>

CDC 11.070 (5) Established the required setbacks for a new accessory in the R-10 zone except as additionally specified in CDC 25.070(C) (1) through (4). These are as follows:

- a. Front yard, 20 feet; **The proposal has approximately 100 feet to the front yard property line.**
- b. For an interior side yard, 7 ½ feet. **The proposal has 10 feet clear from the property line.**
- c. For a side yard abutting a street, 15 feet. **The proposal does not abut a street on the side yards.**
- d. For a rear yard, 20 feet. **Our proposal has approximately 30 feet to a back corner that only has a 25 degree change in direction. It is then 384 feet until it hits the next corner. The 10 feet interior side yard is more applicable for this consideration.**

Our proposal meets or exceeds all setback requirements for the R-10 zone.

2. Existing plan and elevation drawings.

Please provide a site plan showing the location and dimensions of the existing structures, location and width of paved driveway, tree locations (including species and size) in vicinity of proposed accessory structure in relation to the existing home, driveway, trees and property lines.

- **Please find attached an updated site plan for the proposed garage.**
- **See the attached pictures showing the existing trees at the proposed site.**
 - 1) **Existing Cedar Tree at right, Holly bushes in back right along property line.**
 - 2) **Existing Maple on back left along property line.**
 - 3) **Existing Maple on street side of garage along driveway.**

3. Proposed plan and elevation.


Please provide proposed accessory structure building elevation dimensions for the east, west, and south sides, including window and door dimensions.

- **See attached drawing.**

Please provide photographs or examples of the building materials to be used on the proposed accessory structure, including roof tile, stucco style, windows and doors, and outdoor lighting.

- **The roof material is proposed to be steel roofing in the shape of the tile of the existing house. Please find the attached a data sheet illustrating this material. Our Contractor is currently searching for a tile product that will closely match the existing tile. If located, a tile material will be substituted for this product.**
- **The Stucco siding will be chosen to match the existing house. See attached pictures to see texture.**
- **The garage doors, the access doors and the window will have wood trim painted to match the existing house. (See attached pictures for style.)**
- **The outdoor lights are no longer made. The search is still on for something similar. See the attached lighting for consideration. 1) & 2) are the closest at this time. If others are not found that are more appealing, a simple light like 3) will be chosen. This light at the door way will not be seen from the roadway right of way.**

We hope these responses give sufficient information to assess the historic review board questions. If you require any additional information, please contact us at your earliest convenience.

Sincerely,

Dee Burch.

October 22 2015

City of West Linn

Development Review Application

Historic Design Review

Site Information

Site Address: 20,375 Willamette Drive

Site Area: 81,387 square feet

Neighborhood: Bolton NA

Comp. Plan: Low density residential

Zoning: R-10 (Single family residential detached / 10,000 square foot minimum lot size)

Applicable code: (CDC) Chapter 25: Historic District, CDC Chapter 11: R-10

Project Details: The house on the property is a 1927 Mediterranean Revival style with stucco exterior. The house is a historic landmark subject to CDC Chapter 25. The property owner proposes to build an 832 square foot three car detached garage (accessory structure) to the south of the house. Accessory structures over 120 square feet in size must apply for Historic Design review. The specific standards that apply to accessory structures include CDC section 25.060(B) (1) (a) (3) which states that detached accessory structures “...shall be in the rear yard”. The proposed garage location does not meet that standard. Rather than apply for a variance, this chapter offers CDC section 25.080 “*Modification to Design Standards*”.

Owner/applicant narrative:

The house is a 1927 Mediterranean Revival style with a stucco exterior. As the property owner we are proposing to build a new detached garage.

We have owned this property for fifteen years and take great pride in maintaining the integrity of the historical legacy of this unique property.

We are proposing a location and a design that will be complimentary to the architecture and historic significance of the property. The existing garage is attached to the home is inadequate and not conducive to enlargement.

CDC Chapter 25 Overlay Zones – Historic District: **The Site Location/Address is not within an Historic District. The property is uniquely designated as a historic landmark.**

CDC 25.040 Item 17 identifies that: “Accessory structures. Construction of accessory structures under 120 square feet and 10 feet in height (greenhouses, storage sheds, jacuzzis, spas, structures, gazebos, etc.) in a side or rear yard.” **The proposed garage location is a side yard area completely separate from the historic building on the property.**

CDC 25.060

The proposed construction of a garage will preserve all the features of the historic landmark designation for this property:

1. Retention of original construction: **the original construction is not affected.**
2. Retention of historic material: **existing construction will not be affected. New construction is separate from the existing structures and will be built of similar design and compatible with the historic structures.**
3. Time period consistency: **the original construction is not affected.**
4. Significance over time: **the new construction does not affect the historic significance of the property or existing structures.**
5. Differentiate old from new: **the new construction will be differentiated from the original buildings and compatible with the historic materials and features of the existing structures to protect the integrity of the property.**
6. Reversibility: **the essential form and integrity of the historic property and its context are not affected by the addition of or removal from the property.**
7. Building additions: **the proposed garage is not an addition to the existing construction. The garage will be proportioned consistent with the existing primary structure, smaller in scale and set back along the far southeast edge of the property.**
8. Building height and roof pitch: **the proposed garage will have a more modest roof pitch than the primary structure.**
9. Roof materials: **the proposed roof construction will be of metal tile resembling the clay tile of the existing roof.**
10. Existing exterior walls and siding: **the proposed garage will be sided with stucco to be in character with and consistent with those of the original construction.**
11. New exterior walls and siding: **the original property is finished with stucco and wood-framed windows, these will be used on the exterior faces of the garage to harmonize with the existing structure.**
12. Gutters and downspouts: **the same materials will be used as those on the existing buildings.**
13. New windows: **the windows on the garage will have wood framing to be consistent with those of the original construction.**
14. Storm windows: **storm windows will not be used.**
15. Window replacement: **no existing windows will be replaced.**

16. Doors: **garage doors and side doors will be consistent with the existing structures.**
17. Porches: **no porches are indicated.**
18. Decks: **no decks are indicated.**
19. Foundations: **the proposed garage construction will be completely separate from the existing structures and will not affect the property elevations.**
20. Lighting: **lighting will be consistent with the existing lighting and architectural structures.**

B. Standards for accessory structures. The following standards apply to accessory structures on properties designated as historic resources in addition to the regulations in Chapter 34 CDC:

1. All accessory structures.
 - a. Location.
 - 1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC 25.020(C)(1) through (4);
 - 2) Accessory structures on historic landmark properties must meet the setback requirements of the underlying zone and Chapter 34 CDC;
 - 3) Detached accessory structures shall be in the rear yard; and
 - 4) Two-story accessory structures shall be at least 10 feet from the house; and one-story accessory structures shall be at least three feet from the house.

Standards for accessory structures:

The proposed garage location on the southeast side of the property complies with CDC Chapter 34, Accessory structures.

A. 25.080 MODIFICATIONS TO DESIGN STANDARDS

This section provides for deviation from site development standards in this chapter to enable flexibility and innovation consistent with the purposes of this chapter while ensuring that the features that historic designations are intended to preserve are maintained.

- A. Applicability. The provisions of Chapter 25 CDC, Variance, shall not apply to the standards in this chapter.
- B. Assessment of modification. When an applicant proposes an alternative to the standards of this chapter the approval authority shall grant a modification when:
 1. Historical records. The applicant demonstrates by review of historical records or photographs that the proposed alternative is consistent with and appropriate to the architecture in the historic district, or is appropriate to the applicable style of architecture;

2. Consistency. The resulting development of the proposal would be consistent with the intent of the standards for which the modification is requested, as determined by the approval authority;
3. Negative impacts. Negative impacts to adjacent homes and/or a historic district will be minimized. These include, but are not limited to, loss of solar access, light, or air to an adjacent structure, and scale or mass that visually overwhelm or are not deferential to an adjacent landmark or contributing structure; and
4. Exceptional architecture. The proposal incorporates exceptional and appropriate architectural elements into the building. (Ord. 1614 § 6, 2013)

34.060 SETBACK PROVISIONS FOR ACCESSORY STRUCTURES (NON-DWELLING)

A. Accessory structures shall comply with all requirements for the principal use except as provided in CDC 34.040 and where specifically modified by this code as follows.

B. A side yard or rear yard requirement may be reduced to three feet for an accessory structure except for a side or rear yard abutting a street, with the exception of alleys platted and dedicated prior to September 30, 1984, as defined in this code; provided, that:

1. The structure is erected more than 60 feet from the front lot line;
2. The structure does not exceed one story or 15 feet in height;
3. The structure does not exceed an area of 500 square feet; and
4. The structure does not violate any existing utility easements.

The owner/applicant proposes that the unique features of this historic landmark property recommend consideration for placing the garage in the side yard on the southeast perimeter of the property, separate from the main property historic structures and conducive to access from the main driveway already in place.

The proposed location does not impact any of the existing topography or existing structures. The garage would be well set back from the street and behind two large oak trees. The placement of two windows toward the street will improve the appearance of the wall facing the street. The garage doors will face inward toward the property. The site is on the left side of the driveway, which curves to the right toward the main house and will not intrude on the façade of the existing historic structure. The garage will be finished with stucco and metal-tile roof to blend well with the existing structures.

Placing the garage at any other location would be more intrusive to the aesthetic historic lines of the house and outbuildings that have historic value.

Due to increasing height of the hillside alongside and behind the home, the topography, existing trees and landscape, it would not be feasible for building a drive and garage alongside or behind the home.

CDC 25.080 Modifications to Design Standards

The owner/applicant requests consideration of the unique historical attributes of this property and the appropriate location for the proposed garage construction.

The deviation is represented by the historic landmark property itself, on a remarkably large and autonomous site, notwithstanding a remarkable colonnade of Douglas Fir trees on its perimeter. Since acquiring the property in 2000 the owners have worked to reclaim the landscape from the wild growth of invasive plants: English Ivy, Himalayan blackberry and thickets of poison oak that had climbed to the top of some of the Fir, Oak and Cedar trees. Replanting of understory vegetation with native plants, including salal, Oregon grape, vine maple and dogwood, ferns and perennials, is an ongoing effort.

After purchasing this home in 2000 it had been architecturally restored in many ways, showcasing once again the beauty of its Mediterranean Revival architecture.

The property is unique also for its historical significance due to the engagement of a prior owner in WWII. Carl Braun had been a radio officer in WWI and worked on the USS Oregon which was outfitted with radio equipment during WWI. Having moved to West Linn and working as a General Manager at Hawley Pulp and Paper in Oregon City, he continued his radio work from his station built into his home. When the bombs fell in Pearl Harbor the Navy recruited him as one of the few ham radio stations maintained during the war due to his cooperation with ship-to-shore communications with operations underway in the Pacific arena of the war. Carl Braun salvaged some of the unique hardware from the USS Oregon to furnish his basement, and in 1956 the Radio Room from the USS Oregon was installed in his backyard. This is one of the 'accessory' structures on our property. Another is a flat-roof shed holds a large generator from a ship the size of a truck, with a series of electrical switches and circuits that we believe would have once enabled the property to run independently to prevent interruption of electricity and radio transmission. There is also an antennae tower on the far west point of the property which was once from a television station in Los Angeles. We presume this was also installed during or after wartime to enhance radio signal. All these accessory structures are disabled and electrically disconnected.

Historic photos of the property are enclosed, along with four photos showing the property in its present condition and the proposed location for the new garage.

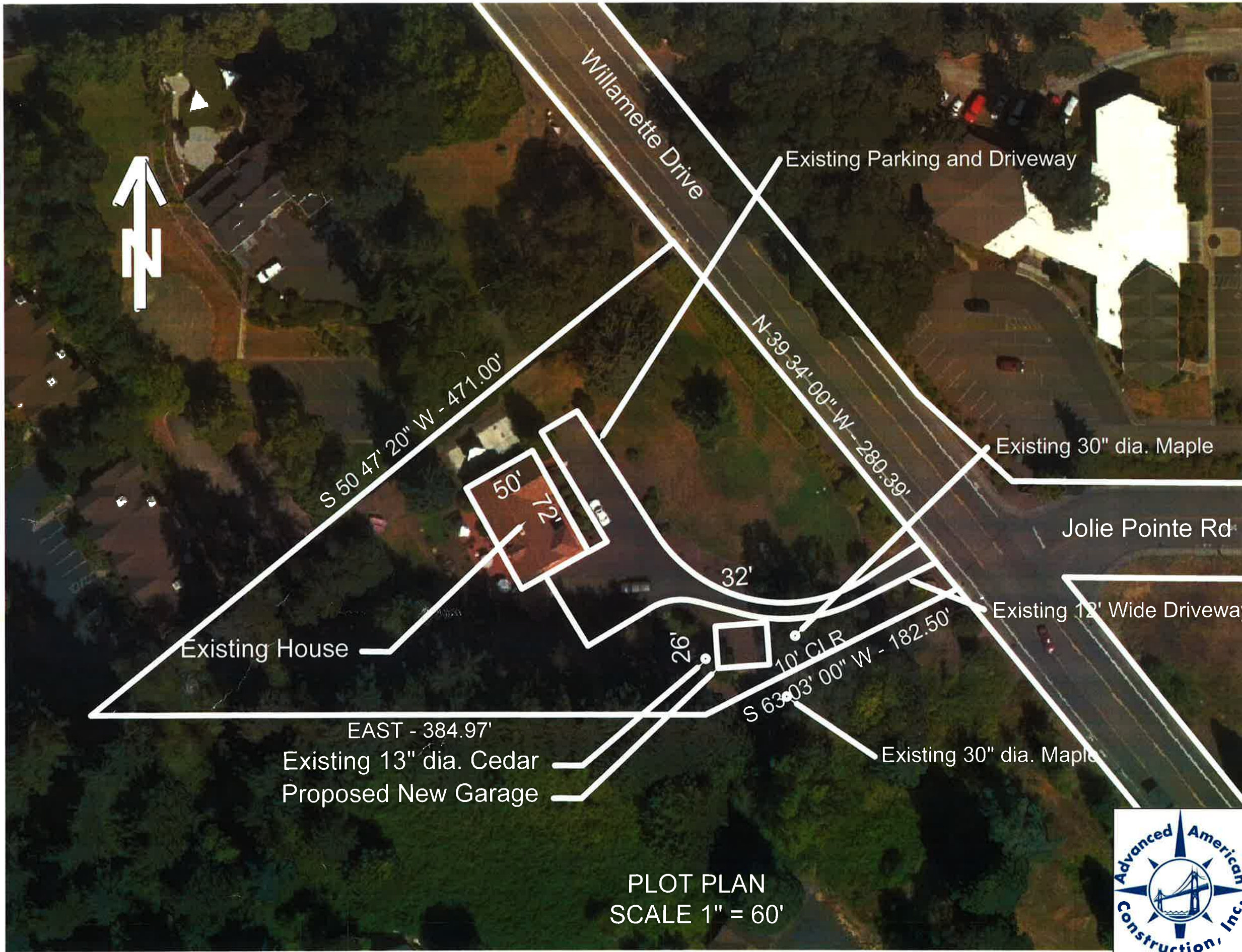
We hope this application gives sufficient information to assess the appropriate construction of a new garage.

Sincerely,

Dee and Sherri Burch

Updated Site Plan

Adjacent Trees



PLOT PLAN
SCALE 1" = 60'



REV.	DATE	DESCRIPTION	BY

ADVANCED AMERICAN CONSTRUCTION, INC
(503) 445-9000 - www.callaac.com

Dee & Sherri Burch
New Garage Plot Plan
20375 Willamette Dr., West Linn

AAC PROJECT #	####-###	
DATE	DRWN. BY	APPR. BY
XX/XX/XX	---	---
SCALE	DRAWING #	SHEET
-	-	1 OF X



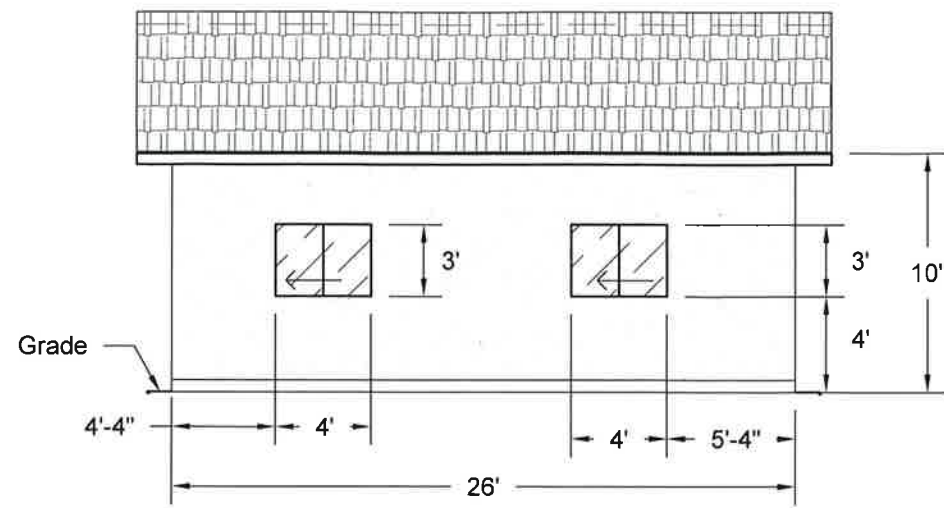
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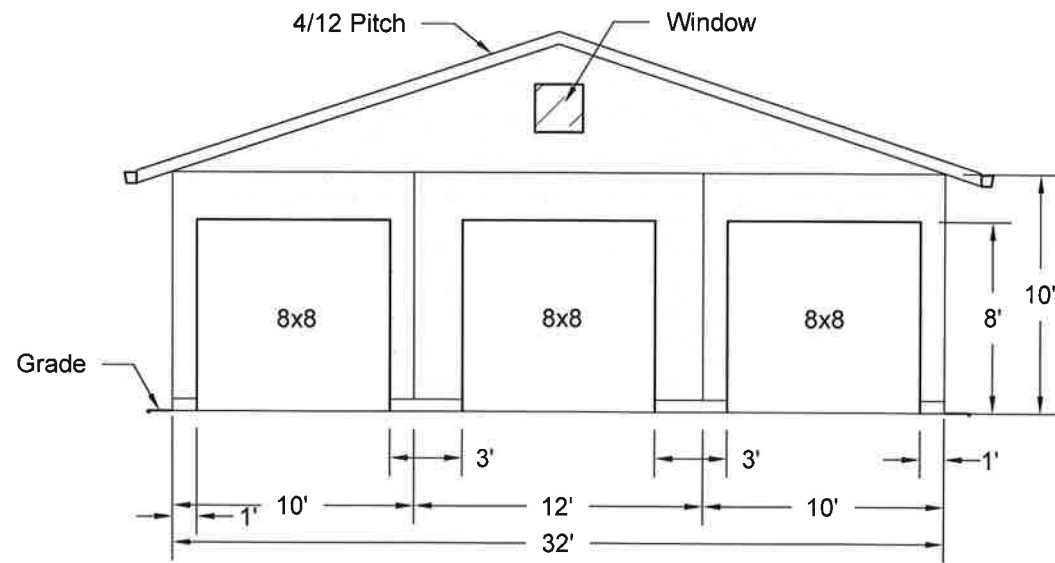
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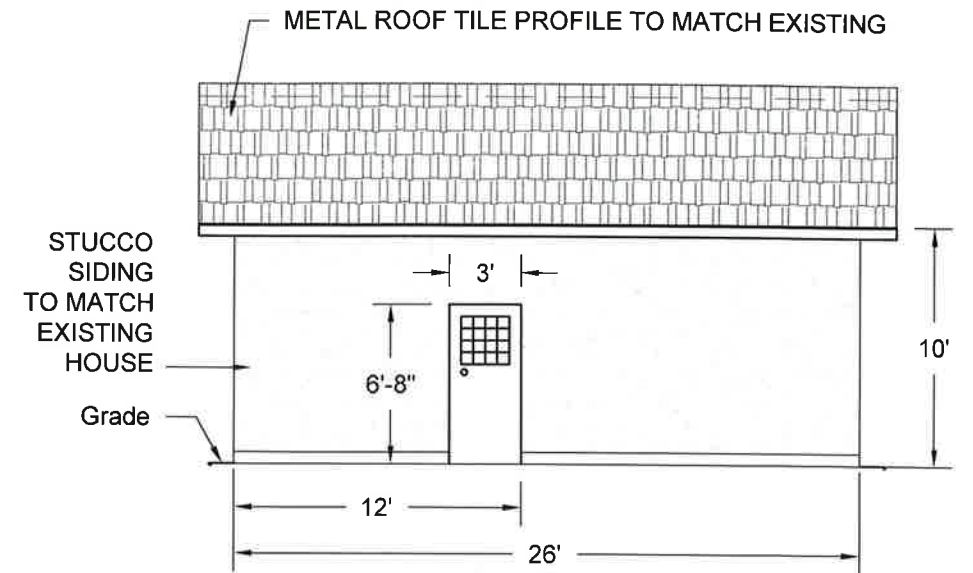
Proposed Plan and Elevations



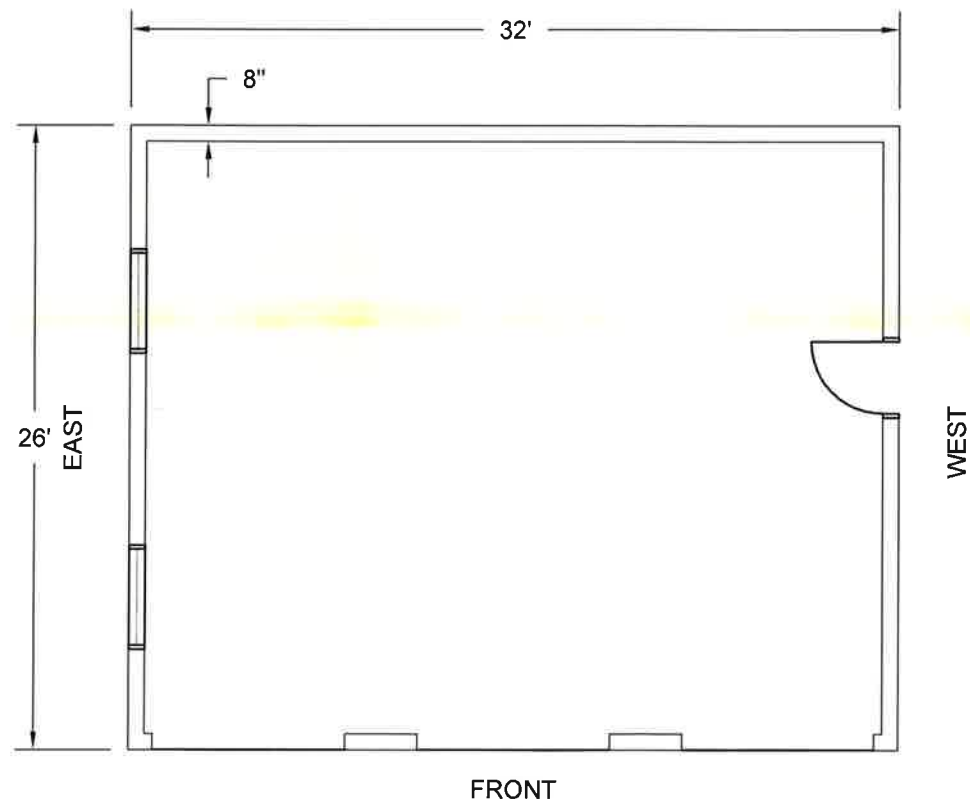
EAST ELEVATION / GARAGE
1/8" = 1'-0"



FRONT ELEVATION / GARAGE
1/8" = 1'-0"



WEST ELEVATION / GARAGE
1/8" = 1'-0"



PLAN / GARAGE
1/8" = 1'-0"

REV.	DATE	DESCRIPTION	BY

ADVANCED AMERICAN CONSTRUCTION, INC
(503) 445-9000 - www.callaac.com

DEE & SHERRI BURCH
GARAGE PLAN & ELEVATIONS

AAC PROJECT #	####-###		
DATE	DRWN. BY	APPR. BY	
11/30/2015	AAC	---	
SCALE	DRAWING #	SHEET	
1/8" = 1'-0"	-	1 OF 1	



Proposed Materials
Photos of Existing Structures

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Building Codes / Info.



- [#11560.7 - 15/32" Wood](#) [FBC Instructions](#)
- [#11560.8 - 19/32" Wood](#) [FBC Instructions](#)



- [Miami-Dade Approved](#)
[NOA# 13-0627.01](#)



UL 2218, Class 4 Impact Resistance

UL 790, Class A Fire Resistance Rating

UL 580, Class 90 Wind Uplift, Construction #533 over 5/8" plywood deck



All Stile colors are Energy Star® rated

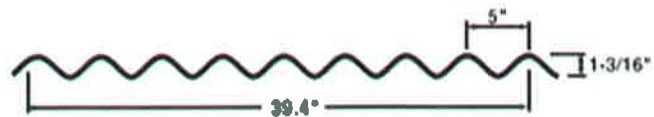
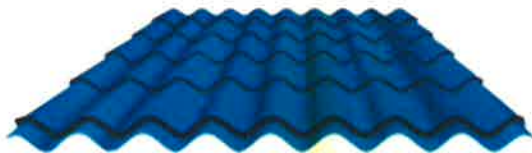
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Stile - Spanish Metal Tile Roofing



Stile® is a metal roofing system designed to simulate the durable yet elegant look of clay Spanish roofing tiles. Stamped from a tough 26 gauge steel product, Stile has many benefits.

Stile comes in full length panels cut to the foot. These panels are formed per specification from 3' to 20' long, saving time and money when installing.



The barrel shaped metal tile is extremely strong, meeting some of the most stringent codes in the country, from its Miami-Dade County Florida approval to its UL Class 4 Impact Resistance.

All seven Stile Energy Star® rated colors offer beauty and energy savings, reflecting as much as 63% of the sun's rays.

Request Pricing & Info

Name:

Email:

Zip:

Specifications

- 1 meter wide (39.4")
 - Panel lengths available: From 3' to 20' in 1' increments
 - Applies over solid substrate
 - Material: High-quality steel protected by layers of coatings and paint
 - Gauge: 26ga
 - Finish: Kynar® 500 PVDF (polyvinylidene fluoride) Paint system
 - Warranty: 45 year
 - Minimum roof slope 3:12
 - Purpose: Roofing panels
-

Colors



Spanish Clay



Slate Grey



Ocean Blue



Classic Green



Regal Red



Tudor Brown



White

All Stile® colors are Energy Star rated, reflecting 29-63% of the sun's rays.

Colors are approximate, and may vary due to scanning processes, resolutions, and monitors. See an actual color swatch or panel before ordering.



Stronger than Traditional Clay Tile

Stile is far stronger than traditional clay tile roofing. With its stout 1-3/16" tall metal barrels and 26 gauge thickness, you can walk all over it without fear of loose tiles sliding off or breaking through a fragile clay tile.

In hurricane strength winds, Stile performs. In hail it will not be penetrated. In a fire it will not burn, but will protect your home from the flames.

Lighter than Traditional Clay Tile

One of the major drawbacks of a traditional clay tile roof is the weight. Clay tile roofing usually weighs between 10-15 lbs per square foot (1000-1500 lbs per SQ). This adds up to put an enormous load on the house. It also requires for an extremely strong framework to support the roof structure.

Stile Spanish Clay Metal Tile is far lighter in weight than traditional clay tiles. Weighing in at 1.1 lbs per square foot (110 lbs per square), it truly is a strong yet lightweight product.



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You don't have to substitute beauty for performance. That is the idea behind Stile, and it really shows. Whether you are looking at a Stile roof from afar, or from right below it, Stile really looks like tile roofing.

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To accompany the barrel tile roofing, special color matched formed barrel trims are available to finish out the roof, and add a sophisticated, tile look to the house.

We supply everything you need to install Stile, including trims, fasteners, underlayment and other accessories. We can ship it all out as a complete package to anywhere in the United States.

If you need more information or pricing on Stile, feel free to contact us at any time. Our representatives are there to help you, and are always helpful and courteous.

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Phone (optional)

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Attach roof drawings (optional)

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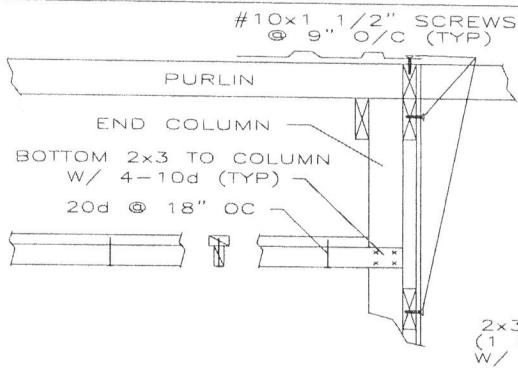




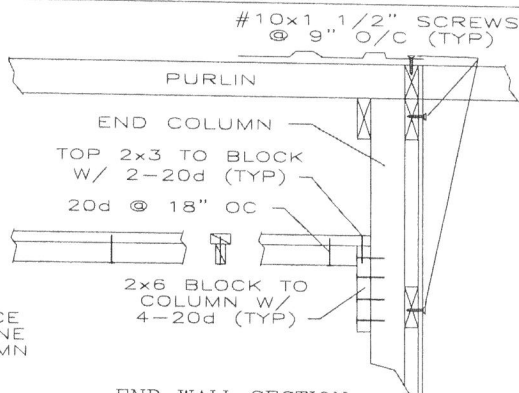




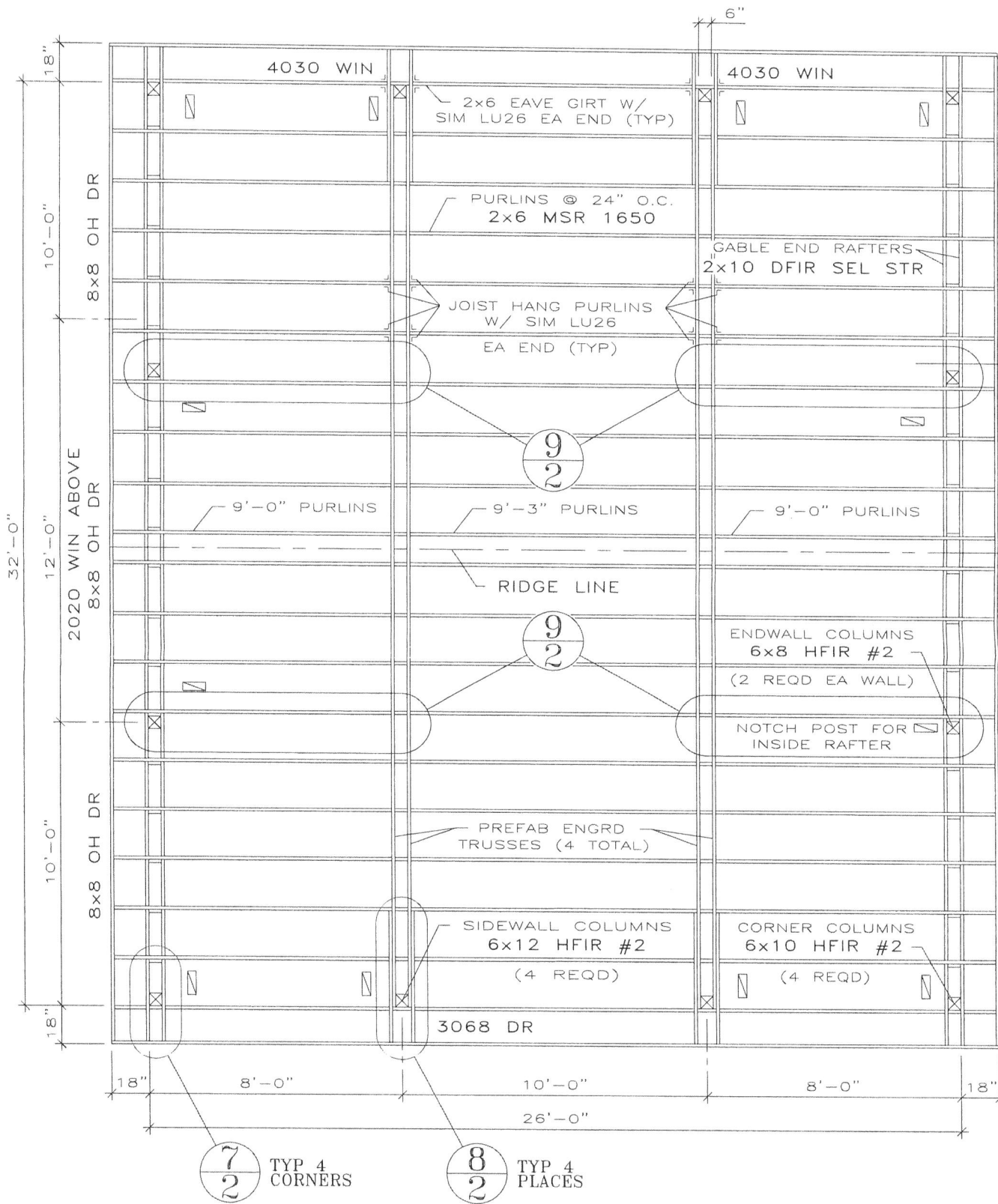




END WALL SECTION



END WALL SECTION
(OPTIONAL)



M & W BUILDING SUPPLY
CUSTOM POLE BUILDINGS
32' WIDE x 26' LONG x 10' EAVE
ROOF LOAD: LIVE 25 PSF
DEAD LOAD: 10PSF
WIND LOAD: 120MPH EXP: B
SEISMIC ZONE: D
FOUNDATION PRESSURE: 1500 PSF
LAT. SOIL BEARING: 100 PSF
BUILDING DESIGN: 2012 I.B.C.
CLOSED BUILDING

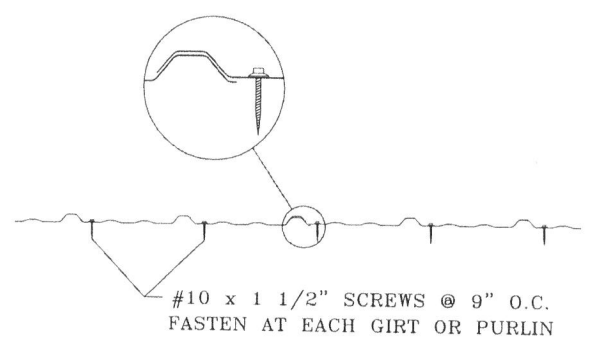
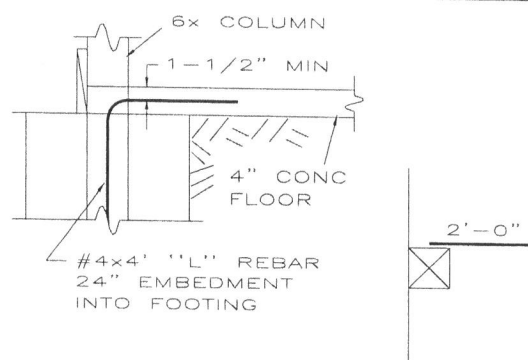
DEE & SHERRI BURCH
20375 WILLAMETTE DR
WEST LINN, OREGON

COUNTY: CLACKAMAS

ENGINEERS DESIGN RESPONSIBILITIES ARE LIMITED EXCLUSIVELY TO THOSE DOCUMENTS BEARING HIS SEAL AND SIGNATURE. ANY ALTERATIONS TO THESE DOCUMENTS OR THE PHYSICAL STRUCTURE BY ANY PERSONS OR AGENCY SHALL VOID SAID DOCUMENTS AND RELIEVE ENGR OF DESIGN RESPONSIBILITY, AND MAY CREATE LIABILITY ISSUE FOR THEMSELVES DRAWINGS ARE FOR STRUCTURAL COMPLIANCE ONLY. THEY ARE NOT TO BE CONSTRUED AS HAVING BEEN PREPARED FOR BUILDING USE, OCCUPANCY AND/OR FIRE & LIFE-SAFETY REQUIREMENTS OF LOCAL CODES OR AGENCIES. SLAB & HAIRPINS SHOWN FOR CONSTRAINTMENT ONLY. DESIGN MIX, THICKNESS, CJ'S, & REINFORCEMENT BY OTHERS. THIS STRUCTURE HAS NOT BEEN DESIGNED FOR USE WITH INTERIOR FINISH MATERIALS SUBJECT TO DAMAGE OR FAILURE DUE TO LATERAL MOVEMENT

22175 S. HWY. 99E CANBY, OREGON 97013 (503) 263-6953 (503) 266-7102 (FAX)	
SCALE:	NONE
RDD/JKB	9/25/15
BUILT	MW15183

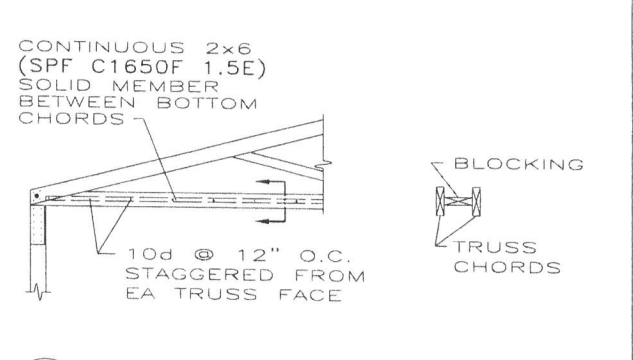
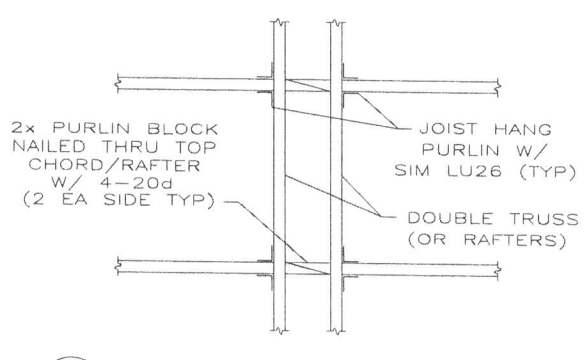
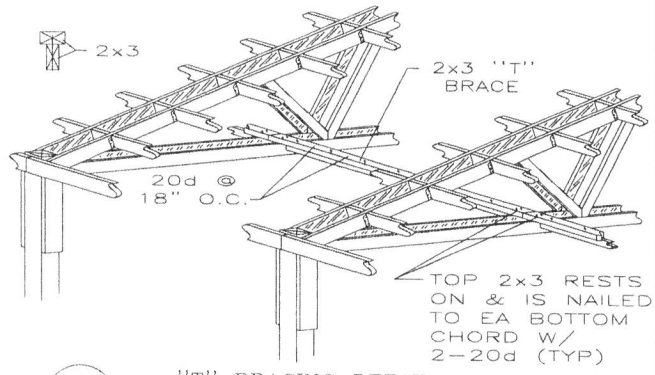
1. BUILDING PAD SHALL BE CONSTRUCTED ON LEVEL SOIL.
2. COLUMN FOOTING CONCRETE BACKFILL SHALL BE CASTE AGAINST EXISTING UNDISTURBED SOIL THE SIZE AND SHAPE SHOWN ON DRAWINGS. (U.O.N.)
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AND THE LATEST EDITION OF THE I.B.C.
4. BOLT HEADS & NUTS BEARING ON WOOD SHALL HAVE STD. PLATE WASHERS. BOLTS SHALL BE ASTM A307. BOLT HOLE DIA. SHALL BE 1/16" LARGER THAN BOLT DIA.
5. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.
6. REBAR SHALL BE GRADE 40 UNLESS OTHERWISE NOTED. (U.O.N.)
7. CONCRETE FOR FOOTINGS & SLABS $f'_c=2500$ PSI
8. BEARING BLOCKS SHALL BE PRE-DRILLED PRIOR TO SETTING 20d NAILS
9. 20d NAILS SHALL BE GALV. BOX TYPE
10. BOLT HOLES SHALL BE DRILLED STRAIGHT AND PERPENDICULAR TO THE COLUMN FACE TO ASSURE FULL BOLT BEARING
11. SEE TRUSS DRAWINGS FOR DOUBLE TRUSS BLOCKING REQUIREMENTS
12. ALL 6x TIMBERS SHALL BE ROUGH SAWN AND TREATED TO 0.60 RET W/ CCA TYPE C.
13. NO OTHER MATERIALS SHALL BE USED W/O M&W BUILDING APPROVAL



1 NOTES

2 HAIR PIN (TYP)
ALL EXCEPT CORNER COLUMNS

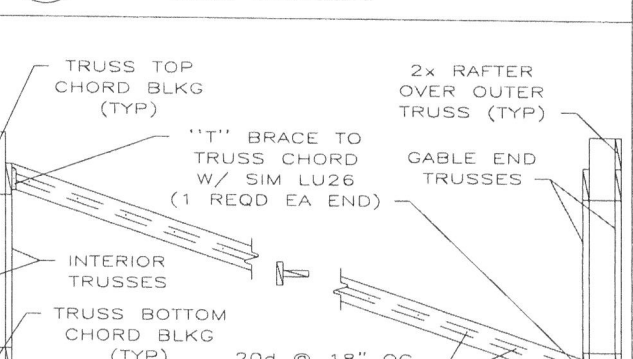
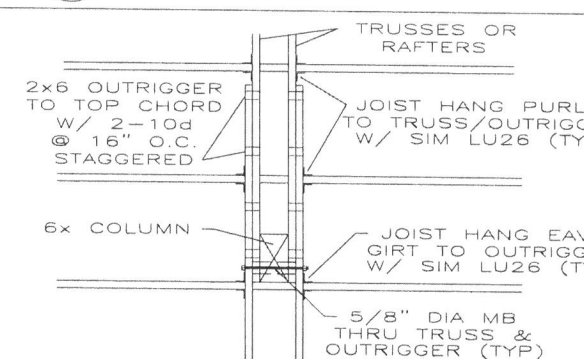
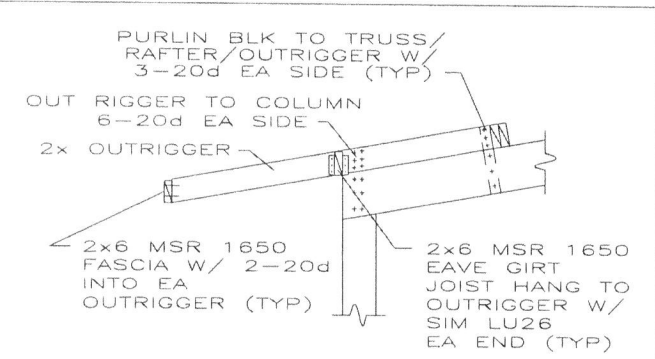
3 TYP. PANEL
W/O EXTENDED LEG N.T.S.



4 "T" BRACING DETAIL

5 PURLIN BLOCK NAILING

6 BOTTOM CHORD SOLID BLOCKING



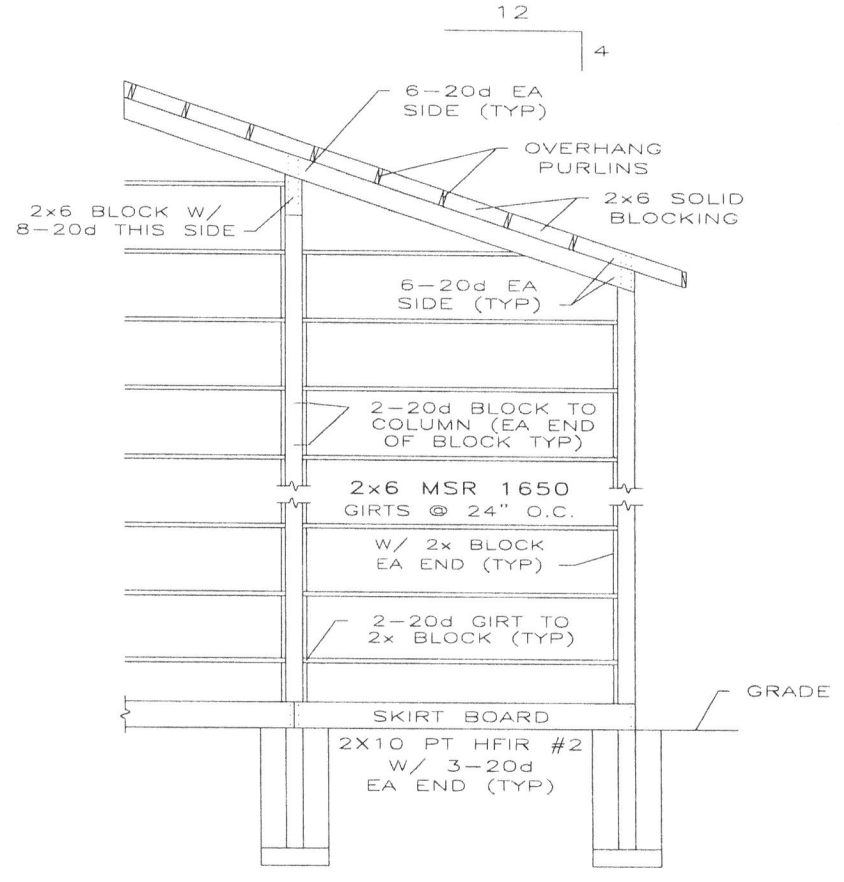
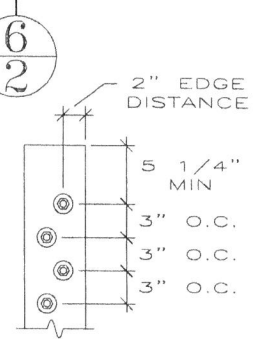
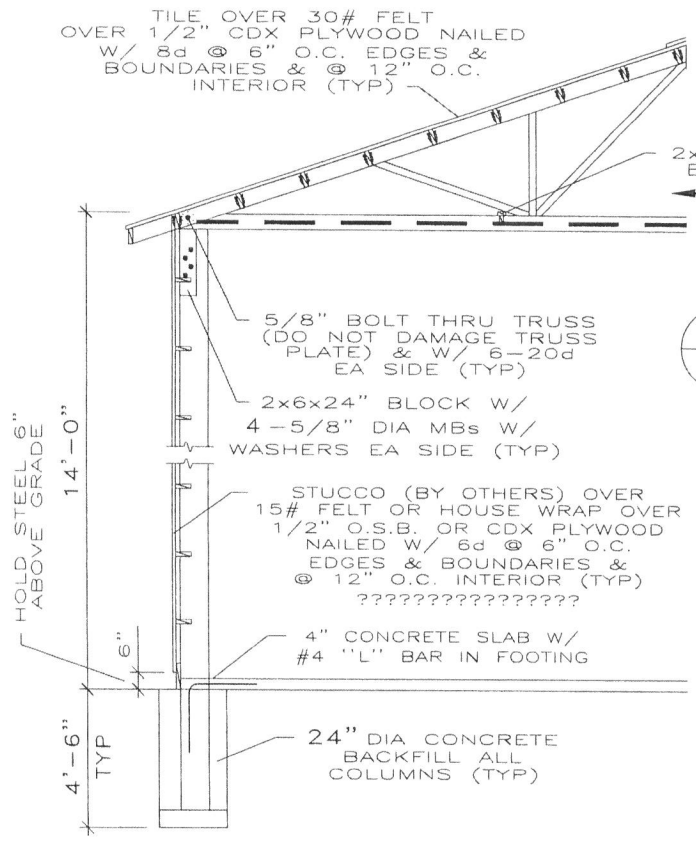
7 OVERHANG DETAIL

8 JOIST HUNG OVERHANG DETAIL

9 2x6 "T" BRACE KICKER

NOTES:

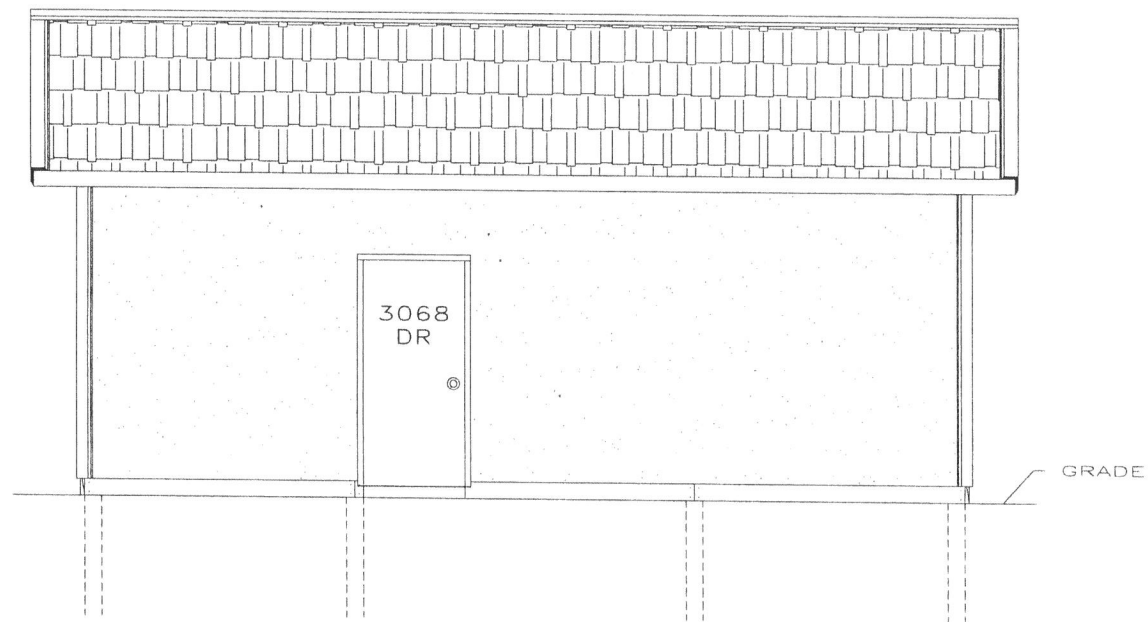
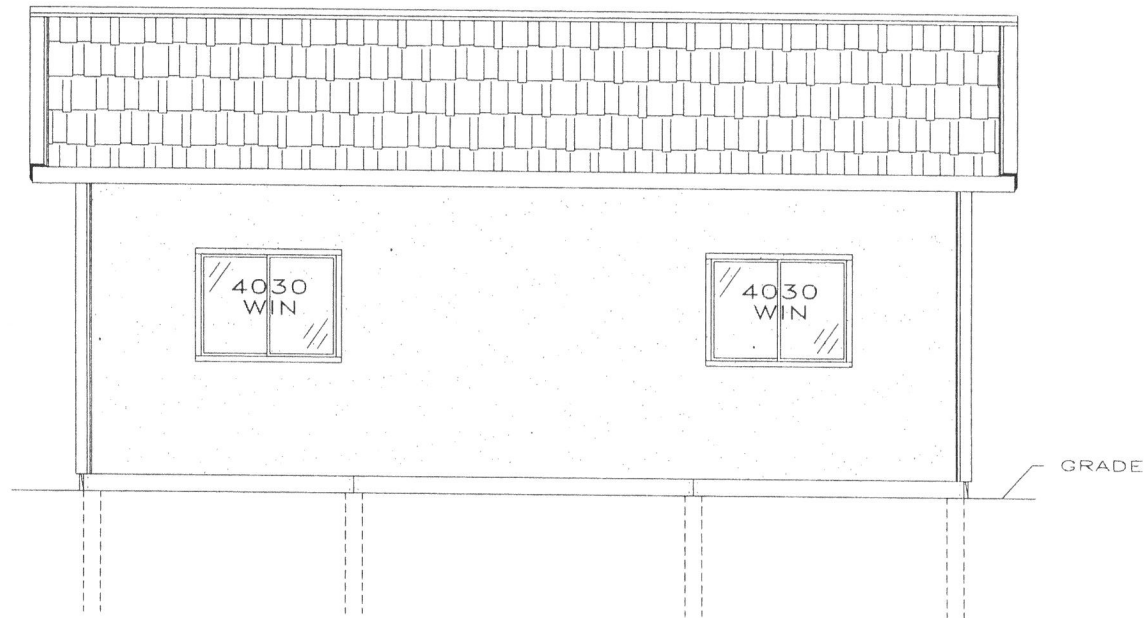
SEE TRUSS DRAWINGS FOR DOUBLE TRUSS BLOCKING REQUIREMENTS AND WEB BLOCKING LOCATIONS, IF APPLICABLE.



M & W BUILDING SUPPLY
CUSTOM POLE BUILDINGS
32' WIDE x 26' LONG x 10' EAVE
ROOF LOAD: LIVE 25 PSF
DEAD LOAD: 10PSF
WIND LOAD: 120MPH EXP: B
SEISMIC ZONE: D
FOUNDATION PRESSURE: 1500 PSF
LAT. SOIL BEARING: 100 PSF
BUILDING DESIGN: 2012 I.B.C.
CLOSED BUILDING

DEE & SHERRI BURCH
20375 WILLAMETTE DR
WEST LINN, OREGON
COUNTY: CLACKAMAS
ENGINEERS DESIGN RESPONSIBILITIES ARE LIMITED EXCLUSIVELY TO THOSE DOCUMENTS BEARING HIS SEAL AND SIGNATURE. ANY ALTERATIONS TO THESE DOCUMENTS OR THE PHYSICAL STRUCTURE BY ANY PERSONS OR AGENCY SHALL VOID SAID DOCUMENTS AND RELIEVE ENGR OF DESIGN RESPONSIBILITY, AND MAY CREATE LIABILITY ISSUE FOR THEMSELVES. DRAWINGS ARE FOR STRUCTURAL COMPLIANCE ONLY. THEY ARE NOT TO BE CONSTRUED AS HAVING BEEN PREPARED FOR BUILDING USE, OCCUPANCY AND/OR FIRE & LIFE-SAFETY REQUIREMENTS OF LOCAL CODES OR AGENCIES. SLAB & HAIRPINS SHOWN FOR CONSTRAINMENT ONLY. DESIGN MIX, THICKNESS, C.J.'s, & REINFORCEMENT BY OTHERS. THIS STRUCTURE HAS NOT BEEN DESIGNED FOR USE WITH INTERIOR FINISH MATERIALS SUBJECT TO DAMAGE OR FAILURE DUE TO LATERAL MOVEMENT

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RDD/JKB 9/25/15
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M & W BUILDING SUPPLY
CUSTOM POLE BUILDINGS

32' WIDE x 26' LONG x 10' EAVE

ROOF LOAD: LIVE 25 PSF

DEAD LOAD: 10PSF

WIND LOAD: 120MPH EXP: B

SEISMIC ZONE: D

FOUNDATION PRESSURE: 1500 PSF

LAT. SOIL BEARING: 100 PSF

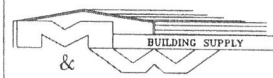
BUILDING DESIGN: 2012 I.B.C.

CLOSED BUILDING

DEE & SHERRI BURCH
20375 WILLAMETTE DR
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SCALE: NONE

RDD/JKB 9/25/15

BUILT MW15183



REV	DATE	DESCRIPTION	BY

ADVANCED AMERICAN CONSTRUCTION, INC
(503) 445-9000 - www.callaac.com

Dee & Sherri Burch
New Garage Plot Plan
20375 Willamette Dr., West Linn

AAC PROJECT #	####-###	
DATE	DRWN. BY	APPR. BY
XX/XX/XX	---	---
SCALE	DRAWING #	SHEET
-	-	1 OF X

