



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 1, 2017

City Hall  
22500 Salamo Road

Willamette Conference Room

**11:00 am** Proposal to dismantle and rebuild existing garage on current footprint, allowing for a new concrete foundation and pad, and modifying roof slope to match the existing home in the Willamette Historic District

**Applicant:** John Klatt

**Subject Property Address:** 1296 12<sup>th</sup> Street

**Neighborhood Assn:** Willamette

**Planner:** Jennifer Arnold

**Project #:** PA-17-23







### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <del>June 1</del> June 1 2017	TIME: 11 AM	PROJECT #: PA-17-23
STAFF CONTACT: Jennifer		FEE: \$350

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1296 12th St, West Linn

Brief Description of Proposal: Dismantle and rebuild existing garage on its current footprint, allowing new foundation, concrete pad, straightening of walls, improving structural elements, replacement of roof rafters, and changing roof slope to match house.

Applicant's Name: John Klett

Mailing Address: 1296 12th St, West Linn, OR 97068

Phone No: (503) 504-5423 Email Address: john.klett@comcast.net

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

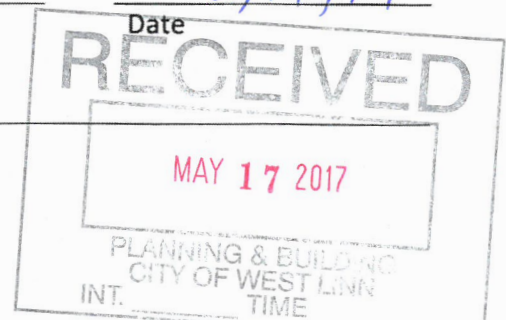
Please list any questions or issues that you may have for city staff regarding your proposal:

What additional details & documentation will be needed?  
Are there any steps beyond Historic Review Board & building permit?

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Property owner's signature: [Signature] Date: 5/17/17

Property owner's mailing address (if different from above)



## 1296 12<sup>th</sup> Street Garage Notes

- 1) Our intention is to use our 20 ft. by 20 ft. garage as a studio for a home business – Old Oregon Photos. Thus it will be upgraded to a fully climate controlled space. However, it will still be able to be used as a garage if desired; the existing garage doors will be maintained and the driveway and new concrete floor will be adequate for that use.
- 2) While the garage is within both the national and local historic districts, it is not listed as a contributing structure. (Both the house and the barn are designated as “contributing”.) The house and barn date to 1906, while the garage is circa 1940.
- 3) Though we propose to change the roofline to match the house, the rest of the garage will look very much like it does now. We will maintain the garage doors, siding and window design.
- 4) A major choice point is whether to restore the garage in place, or whether to dismantle it and rebuild it on the same footprint. We propose to dismantle and rebuild, as the garage itself is currently not structurally sound, and needs:
  - a. A proper foundation. The current foundation is composed of bricks, drainage tiles, and some concrete, and does not have adequate footings. In some places the foundation is leaning and bowed outward.
  - b. A concrete slab floor. The current floor is mostly dirt.
  - c. New roof rafters. The current rafters are 2x4s at 24 inches on center, and are sagging significantly. We propose 2x8’s at 16 inches on center.
  - d. Stronger walls. The current walls are 2x4s at 24 inches on center. There is also no structural sheathing – only siding – which has caused the building to lean significantly, and to bulge along one wall. We propose re-using the existing 2x4s but spaced at 16 inches on center, and to place plywood sheathing on the exterior before we replace the existing siding.
  - e. A stronger storage loft. The current loft is supported by 2x4s that span 10 feet and rest on a 20 foot long 4x7 beam. We propose 2x6 joists resting on a 4x10 center beam that would have truss-type reinforcements. (It would run perpendicular to the current beam.)

Our architect, Todd Iselin of Iselin Architects, and our contractor, Jesse Osborne of Life and Limb Built both have experience dismantling and rebuilding historic structures. Additionally, we also have that experience, as the historic barn on our property was dismantled, moved six blocks to our property and then rebuilt.

We had the garage inspected by TerraFirma Foundation Systems, and they also recommended dismantling and rebuilding due to the current condition of the building.

- 5) The new shed structure at the back-right in the rendering is designed for yard-related items: tables, chairs, grills, etc. and would only be accessible from its outside door.
- 6) Not visible in the rendering are two flat skylights to be located on the east slope of the garage roof.

# SITE SKETCH

FOR:  
**JOHN KLATT**  
BEING A PORTION OF LOT 31  
"WILAMETTE & TUALATIN TRACTS" (PLAT NO. 198)  
IN THE NW 1/4 SECTION 2, T.3S., R.1E., W.M.  
CITY OF WEST LINN  
CLACKAMAS COUNTY, OREGON

MAP 3 1E 2BD  
TAX LOT 2900

MARCH 21, 2017



## GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Harold P. Salo*  
**OREGON**  
JANUARY 15, 1987  
HAROLD P. SALO  
2264  
EXPIRES: JUNE 30, 2018

( SINCE 1952 )  
**ANDY PARIS AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
16057 BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
PH: 503-636-3341  
www.andyparis.com

PROJECT: 17059  
DRAWING: 17059SP1.DWG  
DRAFTED: MPC 03/21/17









**Klatt Garage Modification**

Iselln Architects, PC











