



STAFF REPORT FOR THE HISTORIC REVIEW BOARD

FILE NUMBER: DR-14-05

HEARING DATE: August 19, 2014

REQUEST: New home construction

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

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

Planning Manager's Review *AB*

EXECUTIVE SUMMARY

The subject property is an existing vacant lot located within the Willamette Historic District. The applicant is proposing an approximately 1,550 square foot home. Detached single family residences are a permitted use in the underlying R-5 zone. New home construction is subject to Class II historic design review and the approval criteria in CDC Chapter 25, Historic Resources. The property is located at the intersection of 5th Avenue and 13th Street. It was platted in 1893 as part of the Willamette Falls plat and for over 100 years was part of the property for 1831 Fifth Avenue, an eligible/significant 1895 Queen Anne residence (see Exhibit HRB-3).

Staff finds that the applicant's proposal, supplemented with three conditions of approval, meets the applicable criteria. Therefore, staff recommends approval subject to the conditions on page 6.

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GENERAL INFORMATION

**APPLICANT/
OWNER:** Ruth and Jerry Offer

SITE LOCATION: Lot west of 1831 Fifth Avenue

**LEGAL
DESCRIPTION:** Clackamas County Assessor's Map 31E02BD, Tax Lot 301

SITE SIZE: 5,000 square feet

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

**COMP PLAN
DESIGNATION:** Medium Density

120-DAY PERIOD: The application was complete on July 30, 2014. Therefore, the 120-day application processing period ends on December 1, 2014.

PUBLIC NOTICE: Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on August 4, 2014, a notice posted on the site on August 8, 2014, and the application has been posted on the City's website. Therefore, notice requirements have been satisfied.

BACKGROUND

As previously noted, the subject property is located on Fifth Avenue in the Willamette Historic District, approximately one block from Willamette Elementary.



Existing lot



Existing house at 1831 5th Ave.

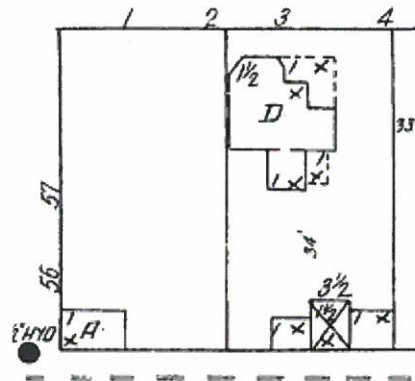


Existing improvements



Existing improvements

Site Conditions. The lot currently accommodates a gazebo and garage. The property owner plans to relocate the gazebo to the lot to the east. Provided there are no changes to the gazebo, this does not require historic review. The garage appears on the 1925 Sanborn map as a single story accessory structure (shown below). The property owner plans to rehabilitate the garage to an appearance similar to its original appearance or with siding similar to that of the new house. The 2011 survey of accessory structures (see Exhibit HRB-3) in the Willamette Historic District stated that the garage was non-contributing due to the replacement doors and siding.



1925 Sanborn Map

Project Description. The applicant is proposing an approximately 1,550 square foot cottage style residence, plus basement, on the lot where the garage is located. The proposed residence is 1 1/2 stories, with a gable front and a height of 24 feet to peak of the roof. The proposed roof will have a 12/12 pitch and architectural composition shingles. The front gable peak would have vertical 1x6 V-joint tongue and groove fiber cement board siding. The second floor of the front façade would have a pair of 2/1 windows with painted applique above. On the first floor of the front façade, there is a hipped extension with a shallow gabled (5/12) porch and enclosed area. The porch has decorative woodwork in the gable peak. There is a set of paired 2/1 light windows at the rear of the porch and a set of three 2/1 light windows in the enclosed area. The front door, is located on the side of the enclosed area and is a wooden split "Dutch door" with a nine light window on the top. The siding is horizontal lap fiber cement board with predominantly a 5 inch exposure, with areas of 2 3/4 inch exposure around the enclosed area adjacent to the front porch. Composite materials are proposed for the decking.

The left, or east side elevation, which faces the existing residence, has three skylights. On the first floor, there are four, possibly five, small single light windows. There is narrow trim on the bottom and wide, at least 4 inch trim, on the top and sides. On this side, there will be two egress windows, one with a well and cover, in the basement.

On the rear elevation, there are two triangular shaped windows in the peak of the gable. The second floor has a pair of 2/1 light windows. There is a single room extension on the right side of the rear with a 4/12 pitch. It has a pair of 2/2 light windows with a shed projection extending out above and painted applique below. To the left is a single 2/2 window and a door that exits on to a deck, which would be made of composite materials. There is a single basement window with a window well.

The right, or west elevation, which faces 13th Street has a second floor gabled dormer with a single 2/1 light window. On the first floor there are a pair of 2/1 light windows in the enclosed area adjacent to the front porch. On the main portion of the residence, and towards the front, there is a paired set of single light windows with a four light transom above them. There is also a single light window in the center and to the rear a set of four single light windows. In the rear extension, there is a set of three single light windows. There are also two proposed basement windows, one with a well.

Surrounding Land Use. The lot is surrounded by parcels that are zoned Single Family Residential, Detached and Attached/Duplex.

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

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

ANALYSIS

CDC Chapter 25, Historic Resources applies to this project, specifically CDC 25.060 Design Standards Applicable to Historic Resources, subsection (A) Standards for alterations and additions and CDC 25.070 Additional Standards Applicable to Historic Districts subsections (B) and (C). The proposed residence is contemporary in appearance, while having similar massing, height, and form of the nearby historic residences. The detailing, including the painted applique and woodwork, have historic influences, but do not mimic attempt to be from an earlier time.

RECOMMENDATION

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

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-4.
2. Siding. The fiber cement siding shall have a smooth finish.
3. Basement windows. The windows located in the basement shall be fiberglass.

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-14-05

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.

Finding 1: A detached single family residence is a permitted use within the zone. The criterion is met.

25.040 HISTORIC DESIGN REVIEW PROCESSES

Proposed changes to historic resources that are not exempted by subsection A of this section, Exemptions from historic design review, are subject to subsection B of this section, Class I historic design review, or subsection C of this section, Class II historic design review. Class I historic design review addresses significant changes that warrant staff review. Class II historic design review addresses major changes including additions and new construction, subject to Historic Review Board approval. The processes for conducting Class I and Class II historic design review are in Chapter 99 CDC.

...

C. Class II historic design review. All proposed new construction, alterations, and additions, not identified as exempt under subsection A of this section, or subject to Class I historic design review under subsection B of this section, are subject to Class II historic design review and must meet the applicable approval standards.

Finding 2: New construction requires Class II historic design review. The 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:

...

- 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.*

Finding 3: The applicant is proposing architectural composition shingles. Staff finds that this type of dimensional shingle is appropriate for new construction in the historic district. 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.*

Finding 4: The applicant is proposing fiber cement board siding in various exposures including lap siding in 5 inch and 2 ¾ inch exposures and vertical siding that is 1 x 6 inches with a V-joint tongue and groove. Staff finds that fiber cement siding is an appropriate material for new home construction in the historic district. Staff recommends siding with a smooth finish similar to existing homes in the historic district. This is addressed in condition of approval 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.*

Finding 5: The applicant is proposing metal gutters and downspouts. Staff finds that this is an appropriate material for new construction in the historic district. 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.*

Finding 6: The applicant is proposing vinyl windows for the basement. Staff does not find that vinyl windows are consistent with the profile and proportions of wooden windows and recommends fiberglass windows, which have profiles and proportions that are consistent with wooden windows. The criterion is met with Condition of Approval No. 2.

...

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.*

Finding 7: The applicant is proposing wood doors. The front door would be a “Dutch door” with a nine light window on the top. The basement door would be fiberglass or metal clad and will be located below grade and on the rear façade. Wood doors on the first floor and a fiberglass or metal clad door are appropriate for new home construction in the historic district. The criterion is met.

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

Finding 8: The applicant is proposing a front porch similar in size to those located on the two houses to the east. The applicant is considering wood or a composite material for the porch. Staff finds that wood or a composite material is appropriate for new home construction in the historic district. The 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.

Finding 9: The applicant is proposing a deck on the rear elevation, behind the main part of the house and adjacent to the single room extension. The criterion is met.

25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

This section provides additional standards that are applicable to properties within a historic district.

...

B. Standards for new construction. The standards in this section apply only to new construction in a historic district beyond alterations and additions, including new accessory structures. These standards shall apply in addition to any other applicable standards (see the Standards Applicability Matrix in CDC 25.020).

1. New construction shall complement and support the district. The historic district's defining characteristics include a discernible aesthetic rhythm of massing, scale, and siting. Infill buildings shall not deviate in a detracting manner from these elements, but appear as complementary members of the district, by conforming to the following:

a. Lot size, massing, scale, proportion, form, siting, floor area ratio, window patterns, building divisions, and height shall correspond to the contributing buildings within the district, and any specific historic district standards and the applicable requirements of the underlying zone.

b. Infill buildings shall relate to and strengthen the defining characteristics, including architectural style, without replicating the historic buildings. Buildings shall differentiate by use of materials, mechanical systems, construction methods, and, if applicable, signage. Architectural style shall not be the primary indicator of differentiation.

c. Mechanical and automobile infrastructure must be appropriately concealed when not consistent with the district's character.

Finding 10: The lot size, massing, scale, and proportions of the proposed residence correspond to that of the contributing buildings in the historic district. The underlying zone for the property is R-5, which permits single family detached homes on a minimum of a 5,000 square foot lot; the size of this property. This is a common size in the historic district, although as with the property next door, many owners had double lots. It is relatively similar, or smaller, in proportion to surrounding homes since it would be approximately 1,500 square feet and 1 ½ stories. The form, siting, and floor area ratio are also appropriate. The proposed residence has contemporary elements and a simpler form as well as a comparable steeply pitched roof. The siting of it is similar to other residences, particularly since it faces Fifth Avenue. Although, to meet CDC 25.070(C)(1) it has a greater setback than the adjacent residence. The floor area ratio, 0.31 of a total permitted 0.45 is well below the maximum.

The proposed residence relates to and strengthens the defining characteristics of the historic district, including its predominant Queen Anne and Craftsman architectural styles, through its simpler cottage style elements. The applicant is proposing modern materials, such as fiber cement siding, and materials that have been used over time, including wood windows.

The existing detached garage is located at the rear of the property and the applicant proposes rehabilitating it to its historic appearance or with materials similar to the proposed residence.

The criteria are met.

C. Willamette Historic District general design standards. This subsection applies only to alterations and additions, new construction, and accessory structure construction of residential and historically residential properties in the Willamette Historic District. Other buildings are subject to the requirements in Chapter 58 CDC. Dimensional and other requirements of the underlying zone, as applicable, shall apply.

1. Front yard setback.

a. The front yard setback shall equal the average of the front setbacks of adjacent homes on the block face. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet. The 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.

b. Unenclosed porches with no living space above may encroach into the front yard setback six feet from the dominant vertical face of the building.

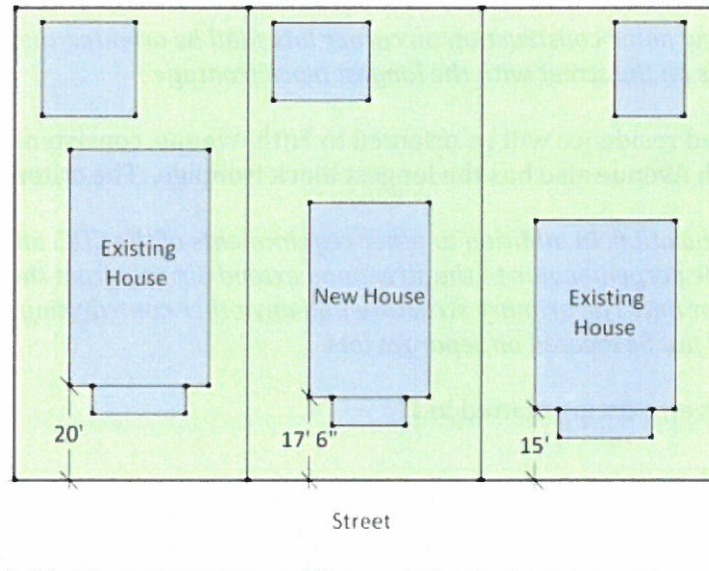


Figure 4: Front Yard Setback

Finding 11: The applicant is proposing a setback of 15.5 feet to the front of the house and setback of 13.5 foot to the front of the porch. The front setback would be the average of 20 feet, which is generally required in the R-5 zone, and the adjacent property. The porch is allowed to extend into the setback six feet from the dominant vertical face of the building. The criterion is met.

2. Side yard setback. Side yard setbacks shall be five feet, except:

a. Bays, porches and chimneys and other projections that are cumulatively no more than 20 percent of the overall respective building wall length may intrude 18 inches into the side yard setback; and

b. One story accessory structures may be sited within three feet of the side property line and two story accessory structures shall be a minimum of 15 feet from the side property line.

Finding 12: The applicant is proposing a setback of nine feet. This is in excess of the minimum of five feet and is to allow for a greater distance between the proposed residence and existing non-conforming residence on the adjacent lot. The criterion is met

3. Side street setback. Setbacks from side streets shall be 10 feet for both developed and undeveloped streets, except:

...

Finding 13: The applicant is proposing a side street setback of 17 feet along 13th Street. This is in excess of the minimum of 10 feet. The criterion is met.

4. Rear yard setback. The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within three feet of the rear property lines.

Finding 14: The proposed residence has a rear yard setback of 34.5 feet. The existing garage, which is located near the side street and rear property lines, is a non-conforming structure.

5. Orientation. New home construction on corner lots shall be oriented the same direction as the majority of homes on the street with the longest block frontage.

Finding 15: The proposed residence will be oriented to Fifth Avenue, consistent with the majority of the homes on the street. Fifth Avenue also has the longest block frontage. The criterion is met.

6. New lot configuration. In addition to other requirements of the CDC, all new lots in the historic district shall be perpendicular to the street and extend directly from the lot line along the street to the opposite lot line. The primary structure and any other contributing structures on the original property shall not be located on separate lots.

Finding 16: NA, the lot is an existing platted lot.

7. Building height.

a. Residential structures are limited to 28 feet in height. Cupolas and towers shall not exceed 50 feet in height.

...

Finding 17: The proposed residence is 24 feet tall and will be up to 26-27 feet tall based on the existing grade. There are no cupolas or towers. The criterion is met.

8. Building shapes and sizes. No building shall exceed 35 feet in overall width. Front facade gables shall not exceed 28 feet in overall width.

Finding 18: The proposed residence is 24 feet in width. The criterion is met.

9. Roof pitch. Roofs shall have a pitch of at least 6:12.

Finding 19: The proposed residence has a front facing gable with a 12:12 pitch. The criterion is met.

10. Garage access and parking areas.

a. Garages shall be accessed from an alley, if present. No garage door may face or have access onto a street except when alley access is not available.

...

Finding 20: NA, since it is an existing non-conforming garage.

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-14-05 Applicant's Name Jerry + Ruth Offer
Development Name New home construction - historic district
Scheduled Meeting/Decision Date 8/19/14

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) _____ (signed) _____

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) 8/4 (signed) Sara Jawronok
- B. Affected property owners (date) 8/4 (signed) Sara Jawronok
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 8/4 (signed) Sara Jawronok

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: 8/4 (signed) Sara Jawronok

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

(date) _____ (signed) _____

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

(date) _____ (signed) _____

PUBLIC NOTICE CHECKLIST

FILE NO.: DR-14-05 SITE ADDRESS: 1831 5th Avenue

PROJECT MANAGER: Sara Javoronok DATE: 8/1/14

MAILING DEADLINE DATE 10-day or 20-day (circle one): _____

PUBLISH IN LOCAL PAPER (10 days prior): Yes _____ No x

MEETING DATE: 8/19

SEND TO (check where applicable):

Applicant: Name: Sara Javoronok Applicant Address: 1831 5th Ave.

If Applicant Representative or Owner to receive please list in others below:

- | | |
|---|----------------------------------|
| School District/Board _____ | Division of State Lands _____ |
| Metro _____ | US Army Corps of Engineers _____ |
| Tri-Met _____ | Stafford-Tualatin CPO _____ |
| Clackamas County _____ | City of Lake Oswego _____ |
| ODOT (if on State Hwy.
or over 40 dwelling units) _____ | Dept. of Fish & Wildlife _____ |
| Neighborhood Assn(s).
(please specify) <u>Willamette</u> | Other(s): _____ |

Other(s): Jerry + Ruth offer
1831 5th Ave.
WL, OR

Other(s): _____
300 feet

Other(s): _____

Other(s): _____

Other(s): _____

Other(s): _____

**CITY OF WEST LINN HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-14-05**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on Tuesday, August 19, 2014, at 7:00 p.m. in the Council Chambers of City Hall at 22500 Salamo Road, West Linn regarding an application for the construction of an approximately 1,550 square foot home on an existing lot west of 1831 Fifth Avenue and in the Willamette Historic District (Tax Lot 301 of Assessor's Map 31E02BD). See the attached map. The hearing will be based upon the provisions of Chapter 25 of the West Linn Community Development Code (CDC). Approval or disapproval of the request by the HRB will be based solely upon these criteria. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

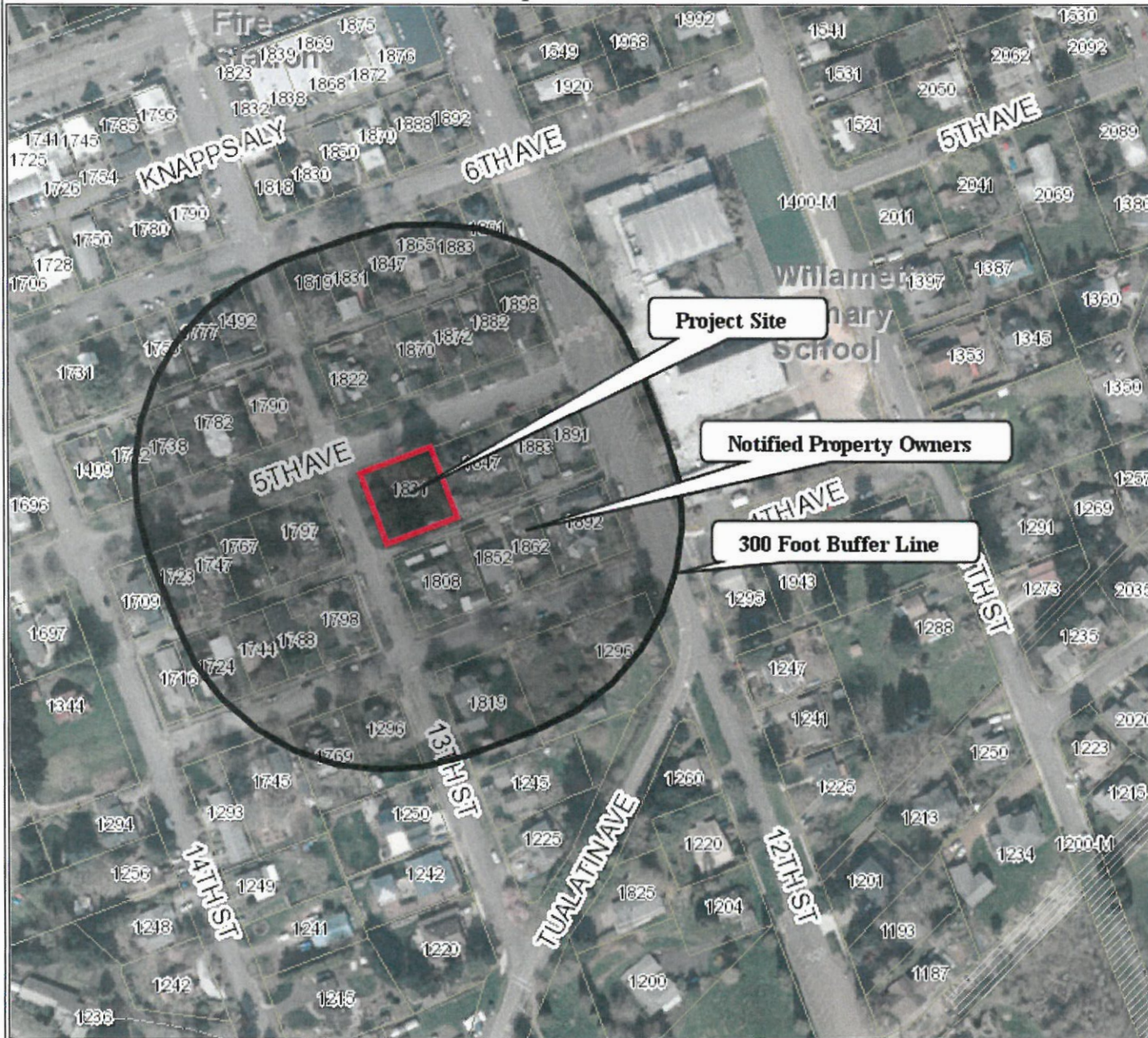
You have received this notice because you own property within 300 feet of this property or as otherwise required by the CDC.

All documents and applicable criteria for DR-14-05 are available for inspection, at no cost, at the Planning Department at City Hall and also via the City's web site at <http://westlinnoregon.gov/planning/1831-fifth-avenue-historic-design-review>, or copies can be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Sara Javoronok, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR, (503) 722-5512, or sjavoronok@westlinnoregon.gov.

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. 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.

SHAUNA SHROYER
Planning Administrative Assistant

1831 Fifth Avenue Notification Map



Scale 1:2,400 - 1 in = 200 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 01-Aug-14 01:42 PM

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) MapOptix.

ANDRIKOPOULOS DIANE KAY
1797 5TH AVE
WEST LINN, OR 97068

AWALT CHARLES A
1847 5TH AVE
WEST LINN, OR 97068

BARRY JEFF
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SANTA BARBARA, CA 93105

BECKER DAVID C & CAROLINE DARROW
1883 6TH AVE
WEST LINN, OR 97068

BOARDMAN MITZI L
1891 6TH AVE
WEST LINN, OR 97068

BRINEY MICHAEL J & MARY JILL
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MILWAUKIE, OR 97222

BROWN RONALD G CO-TRUSTEE
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OREGON CITY, OR 97045

CARSON JODY & JOHN E KLATT
1296 12TH ST
WEST LINN, OR 97068

COKE ANTHONY J & KIMBERLY S
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WEST LINN, OR 97068

COOPER SUSAN E
1788 4TH AVE
WEST LINN, OR 97068

DAVIES RICHARD C & LAURIE F
1724 4TH AVE
WEST LINN, OR 97068

FLOYD DANIEL T
1831 6TH AVE
WEST LINN, OR 97068

FORSETH DEANNA L
1865 6TH AVE
WEST LINN, OR 97068

GADOW SANDRA
1769 4TH AVE
WEST LINN, OR 97068

HANES JAMES E & JUDITH D
1819 4TH AVE
WEST LINN, OR 97068

HIBBARD LORI
11702 SE CRESTED EAGLE LN # F2
HAPPY VALLEY, OR 97086

INMAN TROY & MIMI
1296 13TH ST
WEST LINN, OR 97068

KELLY TRISHA L
1898 5TH AVE
WEST LINN, OR 97068

KIERES ELIZABETH S
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WEST LINN, OR 97068

LASIT SHARON RUTH
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WEST LINN, OR 97068

LORIAUX TERESA C & D LYNN
24369 SW VALLEY VIEW RD
WEST LINN, OR 97068

MACKESON JOAN P
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CANNON BEACH, OR 97110

MCCOY COLIN TRUSTEE
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MERCED, CA 95340

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PIROOZMANDI JILLA & DAVID ADDISON
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SEELEN TIMOTHY & LINDA
1747 5TH AVE
WEST LINN, OR 97068

SELVAGGIO MICHAEL
1790 5TH AVE
WEST LINN, OR 97068

SOPHER SONJA LEE
1883 5TH AVE
WEST LINN, OR 97068

SWANSON RODNEY D & SUSAN V
HARTFORD
1731 6TH AVE
WEST LINN, OR 97068

SWENSON TODD A TRUSTEE
1892 4TH AVE
WEST LINN, OR 97068

VAIL HAROLD L JR
1980 WILLAMETTE FALLS DR PMB 210
WEST LINN, OR 97068

VALIANT THERESE & JERRY SPIVEY
PO BOX 2400
CORVALLIS, OR 97339

WERT TROY DEAN & SHELLY LEE
1723 5TH AVE
WEST LINN, OR 97068

WEST LINN-WILS SCH DIST #3J
22210 SW STAFFORD RD
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1744 4TH AVE
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WHITE PATRICK J & B J PERRY-WHITE
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WEST LINN, OR 97068

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SEATTLE, WA 98103

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WILLAMETTE NA PRESIDENT
1790 FIFTH AVE
WEST LINN OR 97068

Oregon Historic Site Form

Baker House
1822 5th Ave
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1831 5th Ave apprx. addr

historic name: Ralston, J H, House

West Linn vcnt Clackamas County

current/ other names: _____

Optional Information

assoc addresses: _____
(former addresses, intersections, etc.)

location descr: _____
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 300

township: 03S range: 01E section: 02 1/4: BD

zip: 97068

PROPERTY CHARACTERISTICS

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

elig. evaluation: eligible/significant NR status: Listed in Historic District

primary constr date: 1895 (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: _____ prim style comments: _____

primary style: Queen Anne sec style comments: _____

secondary style: Vernacular siding comments: _____

primary siding: Horizontal Board architect: _____

secondary siding: Shingle builder: _____

plan type: Crosswing

comments/notes: _____

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name		Other (enter description)
COWL Willamette Historic District		
West Linn Survey- Willamette Conservation District, 2006		Survey & Inventory Project
West Linn, Willamette Falls Neighborhood, RLS 2008, 2008		Survey & Inventory Project
Willamette Falls Neighborhood Historic District, 2008		Listed Historic District

farmstead/cluster name: _____ external site #: WL-2-59
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____ **NHD**

ILS survey date: _____

RLS survey date: 3/17/2006

Gen File date: _____

106 Project(s)



Oregon Historic Site Form

Ralston, J H, House
1831 5th Ave
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1831 5th Ave apprx. addr
West Linn vcnt Clackamas County
 Optional Information
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 (former addresses, intersections, etc.)
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historic name: Ralston, J H, House
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 primary orig use: Single Dwelling orig use comments: ___
 secondary orig use: ___ prim style comments: ___
 primary style: Queen Anne sec style comments: ___
 secondary style: Vernacular siding comments: ___
 primary siding: Horizontal Board architect: ___
 secondary siding: Shingle builder: ___
 plan type: Crosswina
 comments/notes: **noncontributing shed - modern**
contributing gazebo - matches house details
noncontributing garage - resided - wood sheet doors

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>2011 West Linn Selective RLS, 2011</u>	<u>Survey & Inventory Project</u>
	<u>West Linn Survey- Willamette Conservation District, 2006</u>	<u>Survey & Inventory Project</u>
	<u>West Linn, Willamette Falls Neighborhood, RLS 2008, 2008</u>	<u>Survey & Inventory Project</u>
	<u>Willamette Falls Neighborhood Historic District, 2008</u>	<u>Listed Historic District</u>

farmstead/cluster name: _____ external site #: WL-2-59
 (ID# used in city/agency database)

Oregon Historic Site Form

Ralston, J H, House
1831 5th Ave
West Linn, Clackamas County

SHPO INFO FOR THIS PROPERTY

NR date listed: _____ NHD

ILS survey date: _____

RLS survey date: 3/17/2006

Gen File date: _____

106 Project(s)



DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT <i>Jara Pavoronok</i>	PROJECT NO(S) <i>DR-14-05</i>
NON-REFUNDABLE FEE(S) <i>\$1,500</i>	REFUNDABLE DEPOSIT(S) TOTAL <i>\$1,500</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.

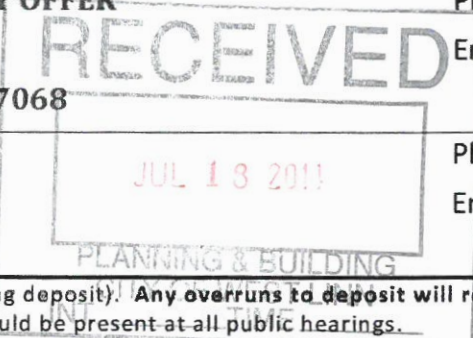
Site Location/Address: LOT WEST OF 1831 FIFTH AVENUE	Assessor's Map No.: 3S1 2BD
	Tax Lot(s): 301
	Total Land Area: 5,000 sq. ft.

Brief Description of Proposal: HISTORIC DESIGN REVIEW - NEW CONSTRUCTION APPROVAL IS REQUESTED FOR PLANS FOR CONSTRUCTION OF AN APPROXIMATELY 1550 SQUARE FOOT HOME ON AN EXISTING LOT IN THE WILLAMETTE HISTORIC DISTRICT.

Applicant Name: RUTH AND JERRY OFFER <small>(please print)</small>	Phone: 503-657-1350 503-890-6847
Address: 1831 FIFTH AVENUE	Email: OFFERDOGS@GMAIL.COM
City State Zip: WEST LINN, OR 97068	

Owner Name (required): RUTH AND JERRY OFFER <small>(please print)</small>	Phone: 503-657-1350
Address: 1831 FIFTH AVENUE	Email: OFFERDOGS@GMAIL.COM
City State Zip: WEST LINN, OR 97068	

Consultant Name: <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	



- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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>Jerry Offer / Ruth Offer</i>	7/18/14	<i>Jerry Offer / Ruth Offer</i>	7/18/14
Applicant's signature	Date	Owner's signature (required)	Date

1819 Fifth Avenue

A Request for Design Review Approval – New Construction Willamette Historic District

Ruth and Jerry Offer

July 18, 2014

**APPLICATION FOR
DESIGN REVIEW APPROVAL – NEW CONSTRUCTION
WILLAMETTE HISTORIC DISTRICT**

**APPLICANTS/
OWNERS:**

Ruth and Jerry Offer
1831 Fifth Avenue
West Linn, OR 97068

Contact: Jerry Offer
Phone: 503-890-6847

**PROPERTY
LOCATION:**

1819 Fifth Avenue (assumed address number)
Tax Lot 301, Map T3S-R1E 2BD Clackamas County
Lot 6, Block 16 Willamette Falls subdivision plat

SITE AREA:

5,000 sq. ft

ZONING:

Low Density Residential/R-5 designation.

REQUEST:

A request for Historic District Design Review to construct a new approximately 1,550 square foot, 2-story plus basement home on an existing lot in the Willamette Historic District. The proposed home will be slightly smaller in scale and height than existing homes on adjacent lots.

The existing gazebo on the site will be removed and relocated to the adjacent parcel to the east which is also owned by the applicants. The existing garage structure will be retained.

Three regulated trees are intended to be removed to build the new home. Two of those trees are planned to be taken down by the owners even if the proposed new home is not constructed. Both trees have become hazardous trees based upon the frequency that they have been dropping large limbs. Several other existing trees and other landscaping will be retained with the construction of the new home.

I. PROPOSAL DESCRIPTION

This application requests Historic Design Review approval for our plans to build an approximately 1,550 square foot two-story home (plus basement) on an existing lot within the Willamette Historic District. It is our intention to move into the new home and sell our adjacent home at 1831 Fifth Avenue. When we purchased these lots in 1989, it was the furthest thing from our minds that we would ever build a new home on the subject parcel, lot 6 of Block 16 of the Willamette Falls subdivision plat. However, after 25 years of living in the 1895-built home located on adjacent lot 5; raising four children; and maintaining the old home and landscaping on both lots; we were beginning to think about downsizing and moving. As we considered where we wanted to live, we began to think that there could be no better location for us than Willamette, and we then came to a realization that we knew of an existing lot waiting for a new home (and we happened to know that the existing owners – us – were ready to sell. This led us to a search for the right home design for not just our purposes, but also the right home design for the Historic District and to complement the our existing home.

The proposed new home was designed by Ross Chapin Architects in what they have termed as a cottage-style design. When we first saw this home design built in White Salmon, Washington, we immediately said that we thought the exterior design of the home was of a scale and a design that would fit into our neighborhood and, more specifically, would fit onto our second lot. The proposed home is slightly smaller in size and height than most of the existing homes on nearby lots. The proposed home will be 24-feet wide. Our existing home to the west is 30-feet wide. Adjacent homes to the west across 13th Street, Fifth Avenue, and the Awalt home to the east of ours are all at least 30 feet wide. The proposed new home will be between 24- and 25-feet tall. Our existing home and the Awalt home are also both approximately 25-feet tall, as are several other nearby 1 and ½ story tall homes. The Androkopolus and Pernisco homes to the west across 13th Street are full 2-story homes and are slightly taller. The proposed home has a 12/12 roof pitch which will be similar to the roof pitches of our existing home and the Awalt home. The proposed home also has a large front porch, as does our home and the Awalt home and many other older homes within our neighborhood. The proposed home will be sided with horizontal lap siding of varying widths and will include windows which will primarily be taller than they will be wide, similar to the older homes in the neighborhood.

The primary differences between the proposed home and neighboring homes (other than age) will be in materials. We are proposing that the new home have a combination of wood and masonry horizontal siding of varying widths, as has been specified by Ross Chapin Architects. We considered changing the siding to be all wood siding in order to be more consistent with what has been used on the neighboring homes, but after talking with neighbors who have used masonry siding on portions of their homes and have been very pleased with the look and performance of the masonry siding, we have decided to propose use of masonry siding. We are proposing the use of architectural grade laminate shingle roofing. Most of the neighboring homes have standard composition shingles rather than architectural grade.

However, most of those homes have not been reroofed since architectural grade shingles became popular. The exception to the standard grade shingles is the Smolens-Hellegas home to the south which is newer than most of the surrounding homes. The Smolens-Hellegas home has architectural grade shingles. In addition, we may be re-roofing our existing home before selling it. We would plan on using architectural grade shingles on our older home as well as on the proposed home because we simply prefer the look of the architectural grade shingles.

Other than the differences in proposed siding and roofing materials described above, the materials to be used on the new home would be similar to what has been used on nearby older homes. We are planning on using primarily wood trim. The amount and style of trim will be similar to what exists on the nearby older homes. We are varying from the Chapin Architects plan in primarily using wood windows rather than vinyl coated windows. We believe that using wood windows rather than vinyl will help tie the home in character and quality to the neighboring homes. The new home will use vinyl windows for basement windows, however, because of concerns with long term maintenance near the ground. Doors to the proposed home will also be wood. Decking for the front porch and the rear deck will likely be composite materials, but we will strive to use materials which will look like wood. We may still decide to use wood for the front porch decking, but we are definitely proposing composite decking materials for the rear deck because of its ability to hold up to sun from the south and other weather impacts.

The proposed home will be located consistent with the minimum setback standards of Section 25.070.C.1 of the Community Development Code (CDC) for the Willamette Historic District. We are proposing a front yard setback of 15.5 feet to the primary front building face. This would be roughly equivalent to the average of the actual front yard setback of the adjacent home to the east (10.3 feet for our existing home) and 20 feet, as is required by this Code Section for a corner lot. The unenclosed front porch would be setback 13.5 feet from the front property line, as is allowed by Section 25.070.C.1.B. Some neighbors have suggested that the new home be located consistent with the front yard setback of the existing home and the Awalt home to the east in order to maintain the pattern of the block. We would be willing to have such a reduced corner lot front yard setback if the Historic Review Board determines that it would be appropriate, but we are proposing our site plan to be as consistent with the applicable standards as possible. The rear yard setback will be approximately 34.5 feet. The minimum required setback is 20 feet. The proposed side street setback along the 13th Street (west) side will be approximately 17 feet. The minimum required corner side yard setback standard is 10 feet. The proposed home will be setback approximately 9-feet from the eastern side lot line with lot 5. The applicable minimum side yard setback is 5 feet. Please note that we have chosen to provide this greater than minimum side yard setback for the proposed home on lot 6 in order to provide what we think is a sufficient minimum separation between the new house and the existing house on lot 5. The existing house was built in 1895 prior to the establishment of setback standards and may have been located without thought to where the lot line was and any possibility of future development of lot 6. As such, the existing home was built approximately 2.1 feet (to bay window) to the east of the lot line between lots 5 and 6.

When side yard setback standards were enacted by the City of West Linn requiring a minimum 5-foot setback standard, the existing home became non-conforming with the new setback standard. However, since the home was built prior to the enactment of the setback standard, the home's setback is treated by the City as having legally non-conforming status and is allowed to continue without a mandate for additional setbacks on the adjacent lot (except as might be required by the Fire Code). We, however, would not want to build a home on lot 6 only 5-feet from the lot line and 7.1 feet from the dining room bay windows of the existing home. Therefore, we are choosing to provide the additional setback to provide an 11.1-foot separation from the dining room windows (and a greater separation from the remainder of the existing home's west side). We plan on recording an easement or non-build restriction over the actual east side setback area on lot 6 so that the future owners of the home on lot 5 can be assured of an adequate separation between the homes and so that they can have adequate area to access the west side of their home.

The existing gazebo will be removed from the lot. The gazebo was designed and built to work with the existing home. It is our intent to temporarily relocate it "on blocks" onto the adjoining lot until we sell the existing home. We will then determine with the home's purchaser where to finally locate the gazebo on that lot.

Lot 6 is currently fenced along its western 13th Street boundary and northern Fifth Avenue boundary with a relatively ornate wooden picket fence. The fence was also designed to match the trim on the existing home on lot 5. Our intent is to remove the existing fence along lot 6's boundaries since its design would not be consistent with the design of the proposed new home. We may use re-use this fence around the remainder of lot 5, or at least we will provide the new owners of that lot with the fence materials for them to decide how to re-use it. We have lived with a picket fence around us for over 25 years. Therefore, it is likely that we will choose to provide a new picket fence along its 13th Street and Fifth Avenue frontages. The fence design has not been chosen, but we will pick a style which will be consistent with the design of the new home.

The existing one-car garage in the southwestern corner of the lot will be retained and renovated, although this will be done separately from the current Historic District Design Review application process. From Sanford Fire Insurance Maps of the area, we have determined that the garage was built between 1910 and 1920. We have been told that the garage was built from wood that was reused from a small barn which previously existed on the southeastern corner of the lot. From the inside of the garage, it can be seen that the garage was sided with horizontal approximately 10-inch wide fir or cedar boards that would be typical of a barn. The horizontal siding is in rough shape and several gaps are apparent. At some point, that siding was covered by cedar shingles. We plan on repairing the foundation of the garage to repair the sway back roof. In addition, we will remove the cedar shake siding and determine whether the horizontal siding underneath is repairable. We will either re-use that historic horizontal siding or re-side the garage with siding similar to what will be used on the proposed new house.

Three mature trees are intended to be removed to build the new home. A 20-inch caliper very tall tulip poplar tree in the northeastern corner of the lot along Fifth Avenue and near the existing house will be removed - and may be removed prior to the Historic Review Board's hearing. A cedar tree adjacent to an existing landscape pond and a myrtle tree will also be removed. We have been planning on removing the tulip poplar and the cedar even before we developed the plans to construct the new home. Both of these trees have become hazardous based upon the frequency that they have been dropping large limbs. In addition, the poplar has become infested with aphids whose droppings have had a seriously adverse impact upon the roof on the existing home on lot 5. While the myrtle tree has not been a problem tree, it is located in an area which conflicts with the plans for the home.

Several other existing trees and other mature landscaping will be retained with construction of the new home. Most notably, the sugar pine along the alley, two birch trees near the garage, and a large dogwood tree along 13th Street are planned to be retained.

The proposed new home will be served by connections to the existing public sanitary sewer and the water line within the alley behind the home. Telecommunications, electricity, and natural gas service will be provided by below ground service lines connecting to the private utility services within the alley.

II. COMPLIANCE WITH APPLICABLE APPROVAL CRITERIA

A. R-5 ZONING DISTRICT (CHAPTER 13)

Permitted Uses (13.030) The proposed usage of the site - a single-family detached residential dwelling unit - is a permitted use in the R-5 zoning district per Section 13.030.1.

Accessory Uses (13.040) Accessory uses are allowed in the R-5 zone as provided by this Section and by per Section 34. Section 34.030 allows accessory dwelling units in conjunction with an existing primary single-family dwelling unit. We are not planning on having an accessory dwelling unit within the proposed home within the next few years. However, we would like to make it clear to the City and to our neighbors that the basement has been designed to accommodate an accessory dwelling unit at some point in the future. If, and when, we decide to finish a portion of the basement as an accessory dwelling unit we will contact the City and determine what process is necessary to make the conversion and what standards will apply to the conversion at that time.

Dimensional Requirements, uses permitted outright and uses permitted under prescribed conditions (13.070)

No changes are proposed to the dimensions of lot 6 from how it was established by the original platting of the Willamette Falls subdivision plat in 1894. Lot 6 is

5,000 square feet in size. However, we would like to address how the lot already complies with the standards of the R-5 district.

The minimum lot size in the R-5 district is 5,000 square feet. The lot therefore satisfies the minimum lot size of the R-5 zone.

The minimum lot width standard for the R-5 district is 50 feet. Lot 6 is 50 feet wide throughout its entire depth. The minimum lot length at the street standard is 35 feet. Lot 6 is 50 feet wide at Fifth Avenue. The lot therefore satisfies both the minimum lot width and the minimum lot length at the street standards of Section 13.070.

Lot Coverage (13.070.G) Section 13.070.G states that maximum lot coverage for the R-5 zone may not exceed 40 percent. The proposed lot coverage by the proposed home and the existing garage will be approximately 1,450 square feet of the 5,000 square foot lot, or approximately 29 percent of the lot's area. The calculation of coverage includes both the covered porch and the uncovered rear deck in addition to the footprints of the home and garage.

Section 13.070.I establishes maximum floor area ratio allowance of 0.45:1. Therefore, a maximum of 2,250 square feet of floor area is allowed on the 5,000 square foot lot. The proposed home will include 1,572 square feet of floor area. Basement area is not included in the total floor area consistent with the Community Development Code's definition of floor area ratio

B. OVERLAY DISTRICTS - HISTORIC DISTRICT (CHAPTER 25)

Permitted Uses (25.030) Section 25.030 says that 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. The proposed use of lot 6 is a detached single family residence. Detached single family residences are permitted uses in the applicable R-5 district, per Section 13.030. Therefore, the proposed use is allowed on the subject site within the Willamette Historic District consistent with this section.

Historic Design Review Processes (25.040)

Section 25.040.A provides a list of improvements to properties in a historic district which are not subject to Historic Design Review. These include several topics related to our plans for lot 6 such as "ordinary maintenance" of the existing garage; "foundation" repairs to the existing garage; "building material" replacement for the garage; "landscaping;" "fences;" and "utilities." Although these topics are not part of this Historic Design Review application per this Code Section, we have attempted to be as informative as possible at this time so that the Historic Review Board, City staff, and our neighbors are aware of the full spectrum of our plans for development of this property. If necessary, we will make a separate Type I Design Review application for any of these topics if the

level of improvements for these plans exceeds the exemptions listed under Section 25.040.A.

Historic Design Standards (25.060)

Only subsections of this section which apply to new construction are quoted below in italics, with responses to the subsection provided below.

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.

The new home is proposed to have architectural grade shingles. The color of the shingles has not yet been determined, but we will attempt to use a fairly neutral color shingle that will work well with a variety of the siding colors (also not yet determined).

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.

A combination of masonry and cedar siding are proposed. The proposed home is of a 2014-2015 construction period and not an early 20th Century home like the majority of homes within the Willamette Historic District. Masonry siding is a common, high quality siding material used on single family homes in 2014 and thus is representative of the era that the home will be constructed.

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.

Metal rain gutters and downspouts discharging to rain gardens or rain barrels will be utilized for most of the home. Rain chains or similar methods of draining water from the roof to the ground may be used for draining the front porch/dining room area's roof and the rear bedroom roof where the surface areas may not justify the use of large downspouts.

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.

Vinyl windows will be used for the basement windows. Painted wood windows will be used for all first and second level windows. Windows will be of a combination of styles. All windows facing the front will be single hung or double hung windows similar to the windows in nearby historic homes.

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.

First floor doors on the front and rear of the home will be painted wood doors. The front door will be a split “Dutch door” style that is a characteristic element of Ross Chapin Architects designed home. The front door will be located perpendicular to Fifth Avenue and will be accessed via the front porch. The rear door will provide access to/from the rear deck. The basement level door will be a metal clad or fiberglass clad door. The basement door will be located below grade. Access to that door will be via a concrete stairwell from the rear yard. A wooden railing will be located along the top of the stair well. The railing will be of a design similar to the front porch railing.

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

A large covered front porch is proposed. The porch will be similar in orientation and size to the porches of the Offer and Awalt homes to the east along Fifth Avenue.

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.

A deck is proposed on the rear of the home.

Additional Standards Applicable to Historic Districts (25.070)

B. Standards for New Construction

1. New construction shall complement and support the district. The historic district’s defining characteristics include a discernible aesthetic rhythm of massing, scale, and siting. Infill buildings shall not deviate in a detracting manner from these elements, but appear as complementary members of the district, by conforming to the following:

a. Lot size, massing, scale, proportion, form, siting, floor area ratio, window patterns, building divisions, and height shall correspond to the contributing buildings within the district, and any specific historic district standards and the applicable requirements of the underlying zone.

The proposed home will be located on an existing lot. The lot is consistent with the minimum lot size of the R-5 zone. The lot has not been reconfigured since platting of the Willamette Falls subdivision 120 years ago.

The proposed home will be smaller, narrower, and lower in height than most of the surrounding older homes. The proposed home will be of a similar form as the surrounding homes and will have a steep roof pitch similar to the existing Offer and Awalt homes on the same block. The proposed home will be oriented towards Fifth Avenue, similar to the other homes along that street. The new home will have a large front porch similar to the neighboring homes.

b. Infill buildings shall relate to and strengthen the defining characteristics, including architectural style, without replicating the historic buildings. Buildings shall differentiate by use of materials, mechanical systems, construction methods, and, if applicable, signage. Architectural style shall not be the primary indicator of differentiation.

Although the proposed new home will be of a similar scale and general style as the nearby historic homes as described above, the new home will be of a simpler cottage style rather than the more complex Victorian style of most of the existing historic homes. Besides its less fussy style, the new home will also be distinguishable from the historic homes through its use of more modern materials such as masonry siding and architectural laminate roofing.

c. Mechanical and automobile infrastructure must be appropriately concealed when not consistent with the district's character.

The proposed new home will utilize the existing garage for its one required parking space. The existing garage is freestanding and located in the rear southwest corner of the lot so that its presence will not detract from the primary residential structure to be constructed. In addition, the garage's size will make it clearly subservient to the home. The garage will be renovated in a manner which will be complementary to the proposed home as far as types of roofing and siding materials, orientation of siding, and colors. All mechanical equipment for the proposed home is currently planned to be located within the structure. If an exterior heat pump is used, it will be appropriately concealed by landscaping and will be located in the eastern or southern yards away from views from the adjacent streets.

C. Willamette Historic District General Design Standards

1. *Front yard setback.*

a. The front yard setback shall equal the average of the front setbacks of adjacent homes on the block face. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet. The 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.

b. Unenclosed porches with no living space above may encroach into the front yard setback six feet from the dominant vertical face of the building.

The proposed home will have a front yard setback of 15.5 feet to the primary front building face. The primary building face setback is roughly equivalent to the average of the actual front yard setback of the adjacent home to the east (10.3 feet for the existing home to the east) and 20 feet, as is required by this Code Section for a corner lot. The unenclosed front porch would be setback 13.5 feet from the front property line, as is allowed by Section 25.070.C.1.B. Some neighbors have suggested that the new home's front porch and primary building faces be located consistent with the front yard setback of the existing home and the Awalt home to the east in order to maintain the building situation pattern of the block. We would be willing to have such a reduced corner lot front yard setback if the Historic Review Board determines that it would be appropriate, but we are proposing our site plan to be as consistent with the applicable standards as possible.

2. *Side yard setback. Side yard setbacks shall be five feet...*

The proposed new home will be setback approximately 9-feet from the eastern side lot line with lot 5.

3. *Side street setback. Setbacks from side streets shall be 10 feet for both developed and undeveloped streets, except:*

a. Bays, porches and chimneys and other projections may intrude two feet into side street yard setback; and

b. One and two story accessory structures may be sited within five feet of the side street property line.

The proposed side street setback along the 13th Street (west) side will be approximately 17 feet.

4. Rear yard setback. The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within three feet of the rear property lines.

The rear yard setback will be approximately 34.5-feet.

5. Orientation. New home construction on corner lots shall be oriented the same direction as the majority of homes on the street with the longest block frontage.

The new home will be oriented towards Fifth Avenue rather than towards 13th Street. None of the neighboring homes (within 150 feet) is oriented towards 13th Street. All of the neighboring homes are oriented towards the avenues, with the exception of homes that are located south of Fourth Avenue and which are located outside of the Willamette Historic District.

6. New lot configuration. In addition to other requirements of the CDC, all new lots in the historic district shall be perpendicular to the street and extend directly from the lot line along the street to the opposite lot line. The primary structure and any other contributing structures on the original property shall not be located on separate lots.

This standard is not applicable. Lot 5 is an existing lot.

7. Building height.

a. Residential structures are limited to 28 feet in height. Cupolas and towers shall not exceed 50 feet in height.

The proposed new home will be between 24 and 25 feet tall when viewed from Fifth Avenue, because the lot slopes slightly to the south, the rear of the homes will be approximately 26 to 27 feet tall from existing grade. There will be no cupolas or towers on the new home.

8. Building shapes and sizes. No building shall exceed 35 feet in overall width. Front facade gables shall not exceed 28 feet in overall width.

The proposed new home will be 24 feet wide for most of its width. The rear portion of the home will be 12 feet wide, with a 12 foot wide open deck.

9. Roof pitch. Roofs shall have a pitch of at least 6:12.

The predominant roof pitch of the proposed home will be 12:12.

10. *Garage access and parking areas.*

a. Garages shall be accessed from an alley, if present. No garage door may face or have access onto a street except when alley access is not available.

It is proposed that the new home will use the existing approximately 100-year old garage. The garage is oriented towards 13th Street as it appears to have been for almost 100 years. The garage for the Androkopolus home directly across is also oriented towards the street. Several other older garages within the Willamette historic District are also oriented towards 13th Street. All of these garages should be considered to be legally non-conforming with regard to compliance with this standard.

C. OFF-STREET PARKING (Chapter 46)

The existing single-story garage on lot 6 will be retained, although it will be re-sided and re-roofed consistent with materials to be used on the proposed house. The garage provides for one inside parking space for a motor vehicle. A minimum of one parking space, inside or outside, is required by Section 46.090.1 for a detached single-family residence.

When an accessory dwelling unit is established in the basement of the proposed home, it will be necessary that the applicable on-site parking standard be satisfied for the accessory dwelling unit in addition to the parking requirement for the existing home.

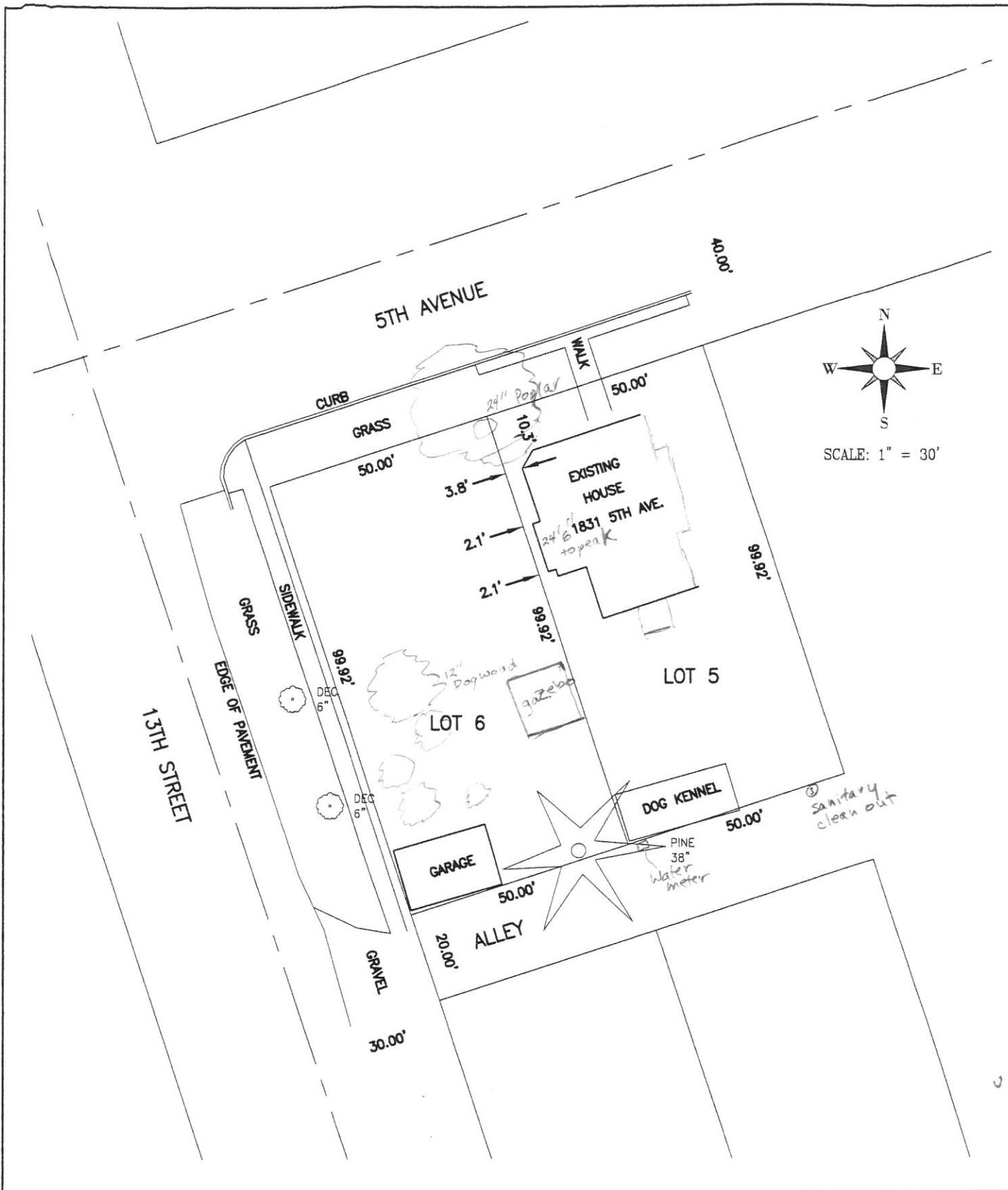
Ample on-street parking is provided on the abutting streets.

D. PLANS

- Sheet 1 - Existing Conditions/Site Survey of Lot 6 (site) and Lot 5 (Site of Our Current Home)
- Sheet 2 - Updated Assessors Map with Neighboring Owners' Names Noted
- Sheet 3 - Preliminary Site Plan
- Sheet 4 - Floor Plan
- Sheet 7.1- Front Elevation (towards Fifth Avenue)
- Sheet 7.2 - Left Side Elevation
- Sheet 7.3 – Back Elevation
- Sheet 7.4 –Right Side Elevation (towards 13th Street)

Photographs of this Home Plan Built Elsewhere (not exactly what we are proposing)

Photoshop Representation of Proposed Home and Adjacent Home to the East



05/10/2014 DCB
 Field
 05/18/2014 DCB
 Calculated
 05/20/2014 DCB
 Drawn

RUTH AND JERRY OFFER

LOTS 5 AND 6, BLOCK 16
 WILLAMETTE FALLS SUBDIVISION
 WEST LINN, OREGON

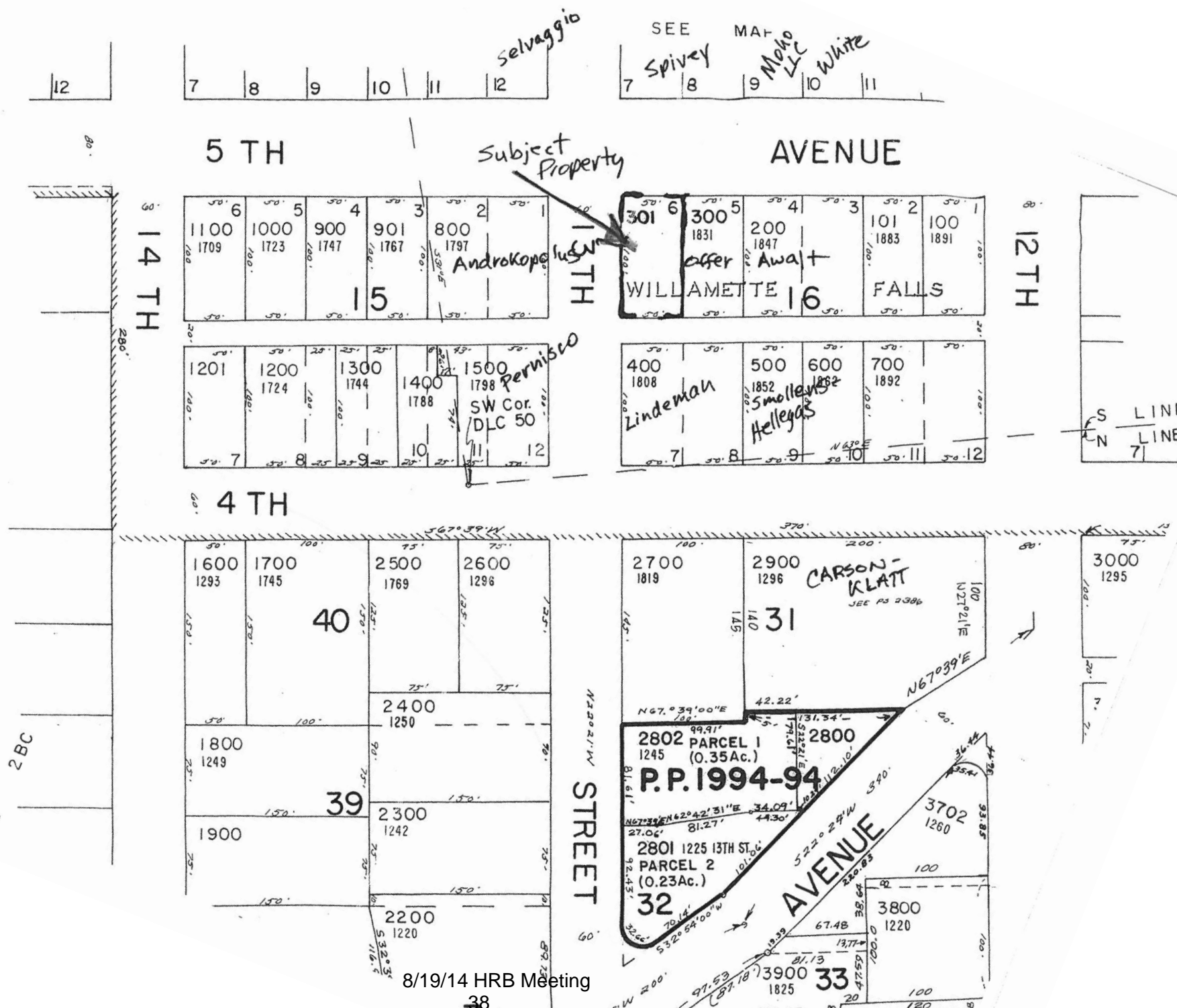
David C. Breneman, PLS
 1504 W. Main St., P.O. Box 294
 Sheridan, Oregon 97378
 Phone: (503) 843-2291

EXISTING CONDITIONS

8/19/14 HRB Meeting

Sheet No. 1

New Sheet 3



Selvaggio

SEE MAP Spivey Moko LLC White

5 TH

AVENUE

Subject Property

14 TH

12 TH

11 TH

Androkopoulou

301 6 300 5 200 4 101 2 100 1
 1709 1723 1747 1767 1797 1831 1847 1883 1891
 offer Await
 WILLAMETTE 16 FALLS

1201 1200 1300 1400 1500
 1724 1744 1788 1798
 SW Cor. DLC 50
 permisco

400 500 600 700
 1808 1852 1882 1892
 Lindeman Smollett Hellegas

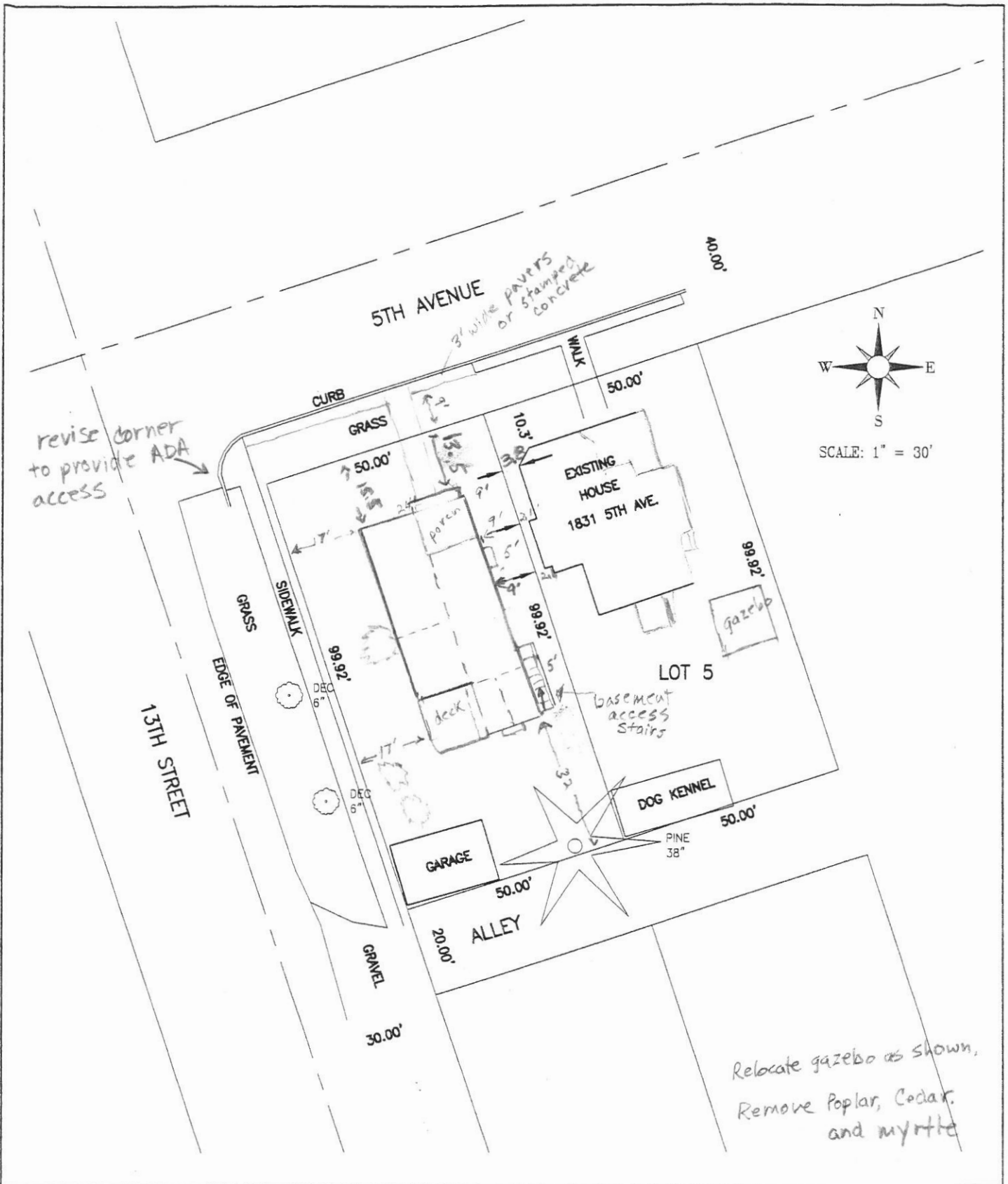
4 TH

1600 1700 2500 2600
 1293 1745 1769 1296
 40
 2400 1250
 1800 1249
 39
 2300 1242
 1900
 2200 1220

2700 2900
 1819 1296
 CARSON-KLATT
 SEE AS 2386
 31
 2802 PARCEL 1
 1245 (0.35Ac.)
 P.P. 1994-94
 2801 PARCEL 2
 1225 (0.23Ac.)
 32
 3702 1260
 3800 1220
 33
 1825

WILLAMETTE FALLS AVENUE

8/19/14 HRB Meeting



05/10/2014 DCB
 Field
 05/18/2014 DCB
 Calculated
 05/20/2014 DCB
 Drawn
 05/21/2014 JDO
 Revised
 David C. Breneman, PLS
 1504 W. Main St., P.O. Box 294
 Sheridan, Oregon 97378
 Phone: (503) 843-2291

RUTH AND JERRY OFFER

LOTS 5 AND 6, BLOCK 16
 WILLAMETTE FALLS SUBDIVISION
 WEST LINN, OREGON

Site Plan 7/18/14

First Floor
 Living Room 12' x 11'-6"
 Kitchen 11'-6" x 11'-6"
 Dining Room 11'-6" x 8'-6"
 Bedroom 11" x 9'-6"
 Study 9'-6" x 11"
 Laundry 7' x 7'-9"
 Bath full
 WC half

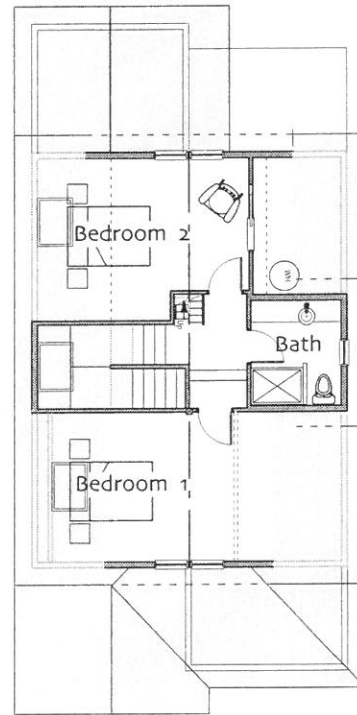
Second Floor >5'
 Bedroom 1 10'-8" x 11'-6"
 Bedroom 2 13'-4" x 12'-6"
 Bathroom three-quarter

Total Heated Area 1572 sf

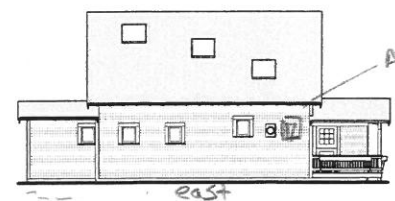
Footprint 24' x 52'



First Floor



Second Floor

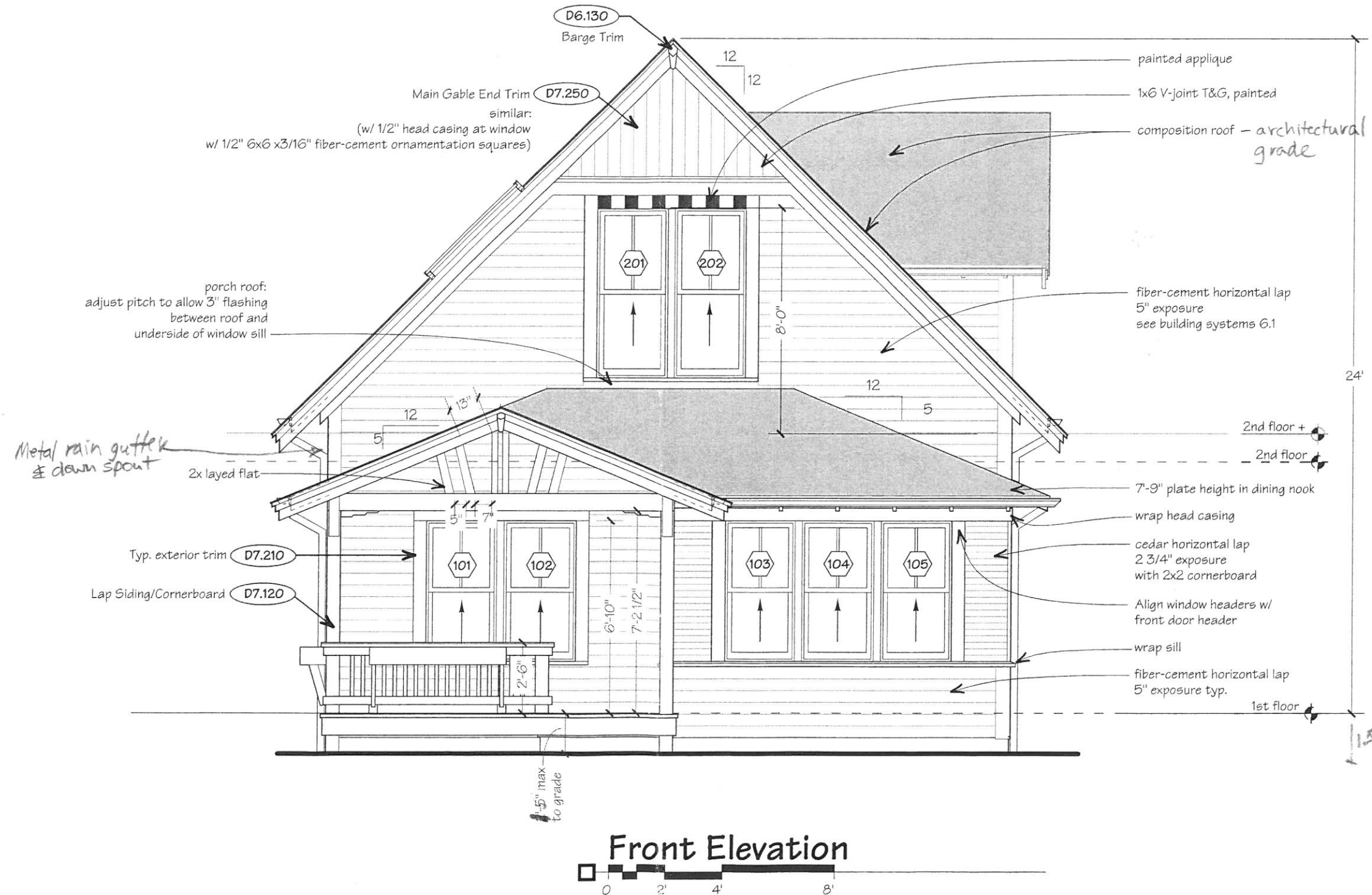


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 Cottages and Small Houses

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Madrona
Version B



Front Elevation

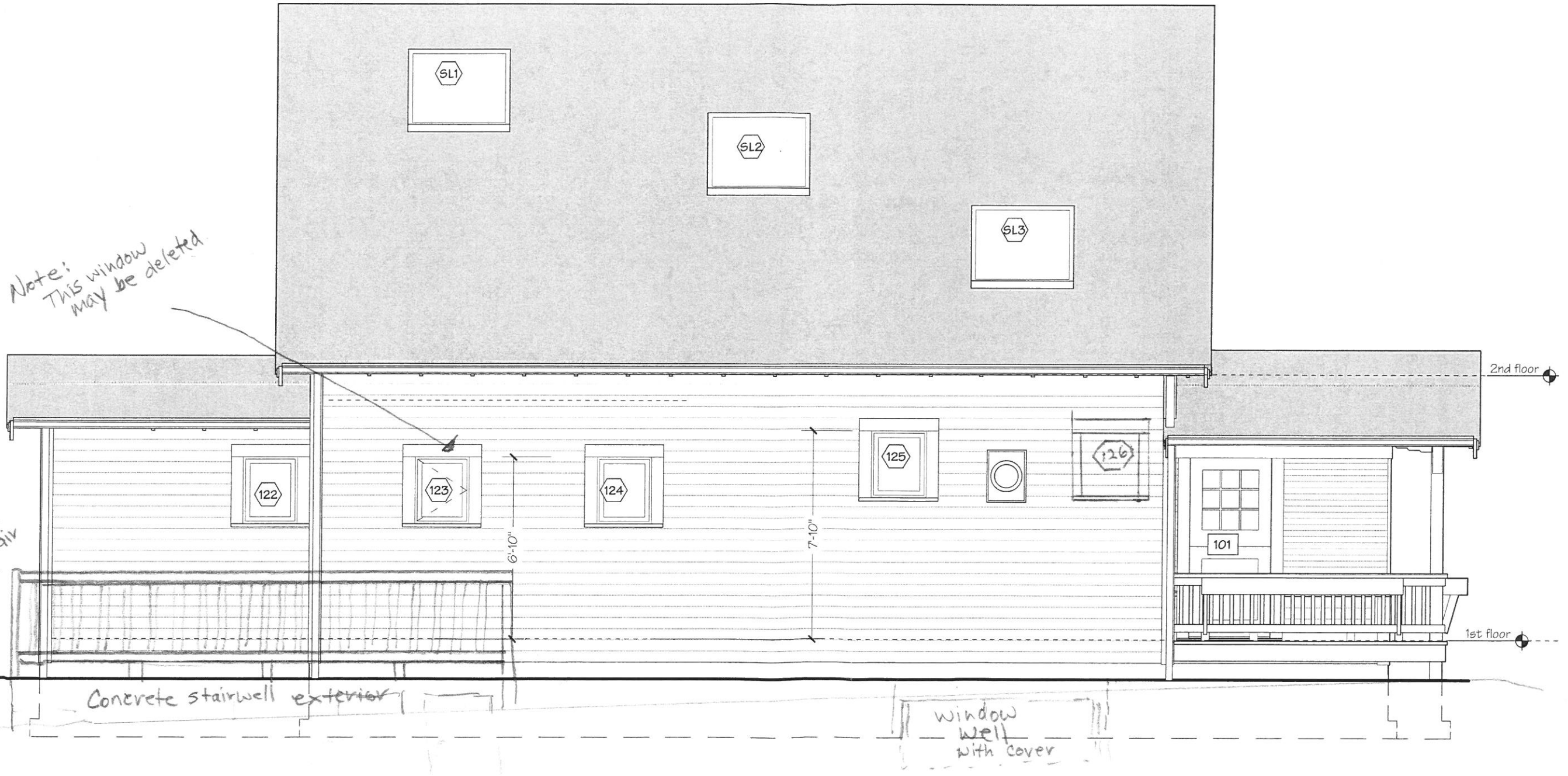


GoodFit

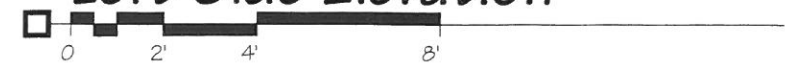
Cottages and Small Houses
 PO Box 230 • Langley, Washington 98260 • Em: inquiry@goodfit.net

Madrona B

7.1
 ELEVATION



Left Side Elevation



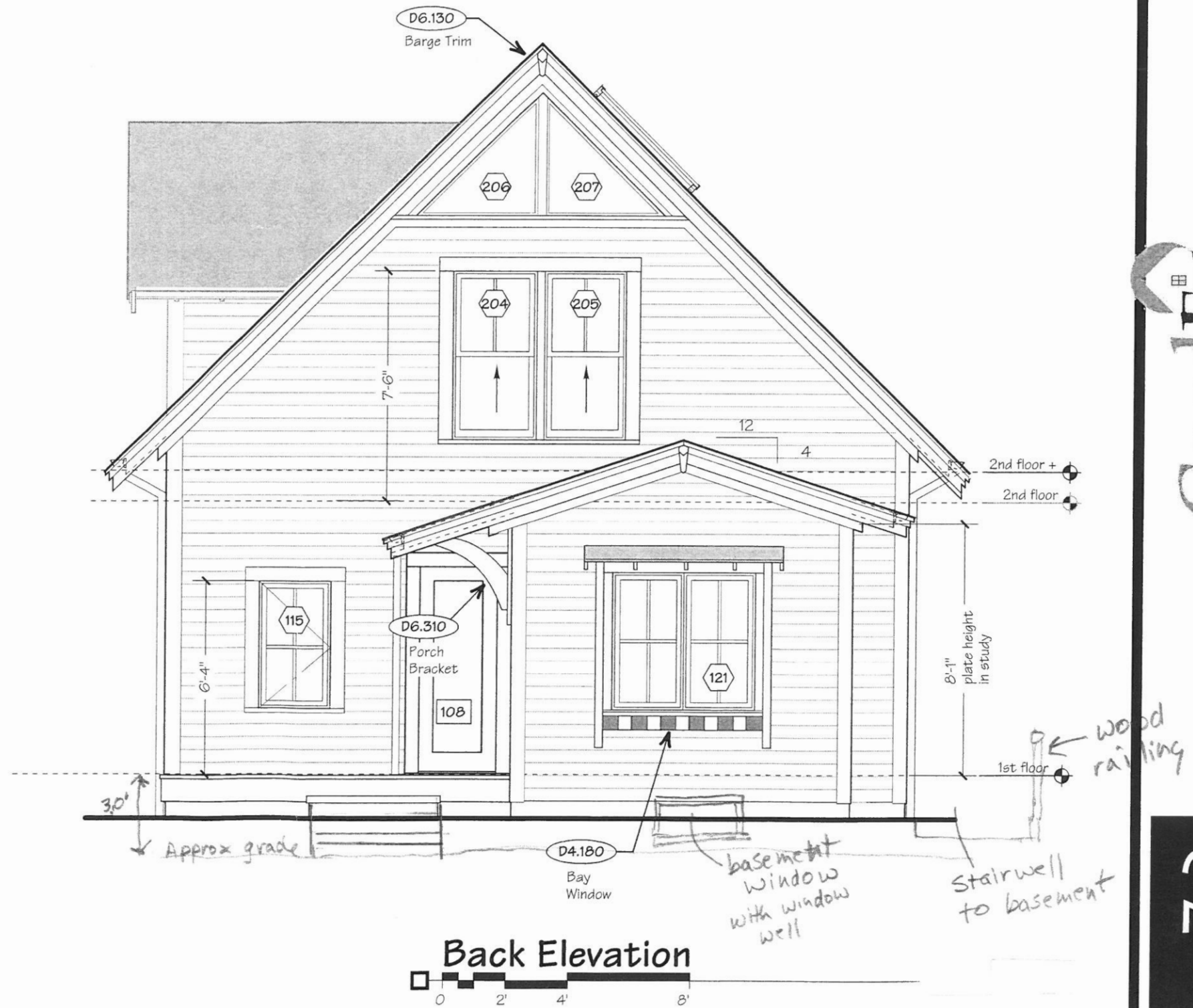
Note: This window may be deleted.

Wooden railing at top of stair well

Approx grade

Concrete stairwell exterior

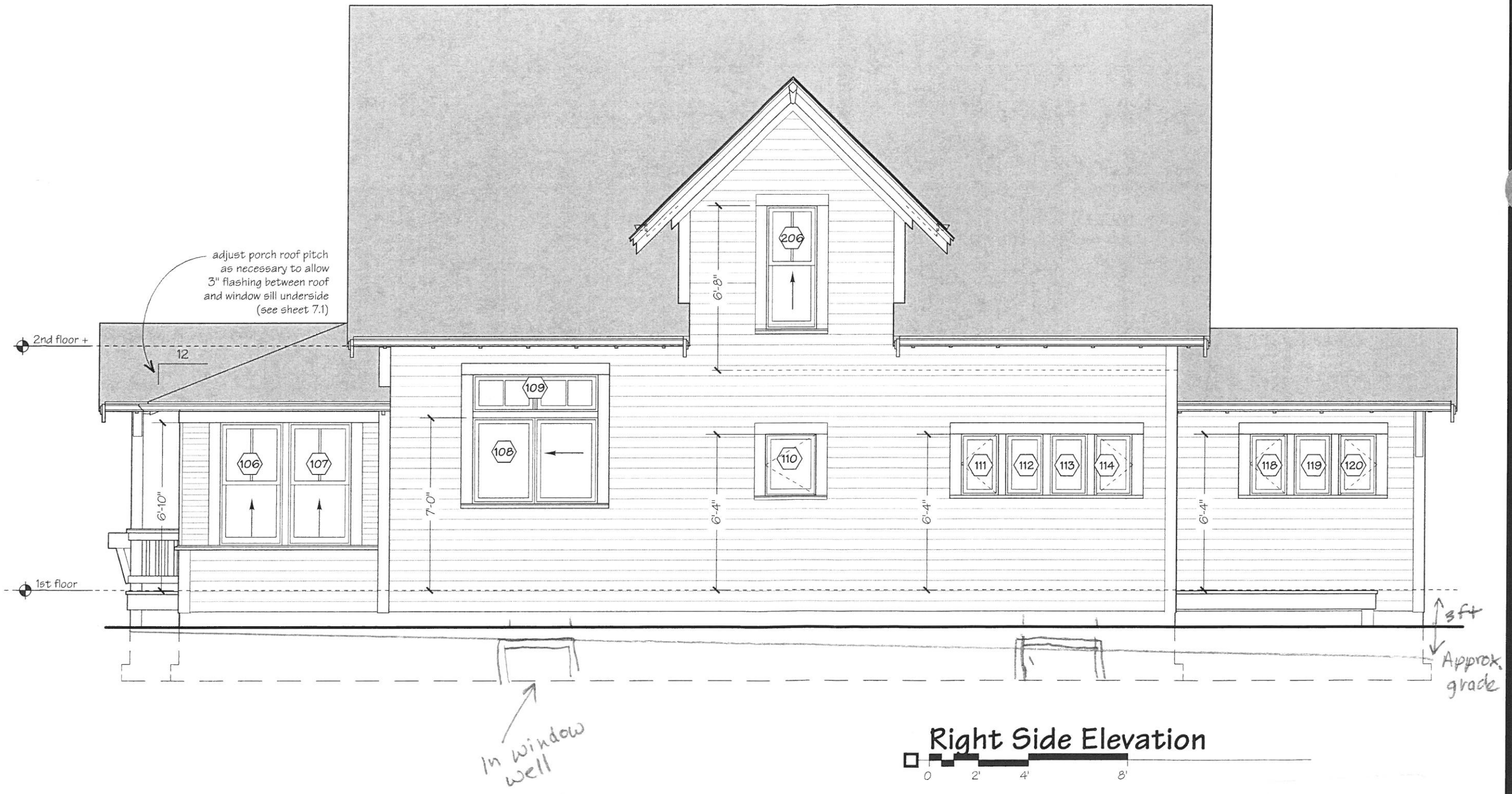
Window well with cover



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Madrona B

7.3
 ELEVATION



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Madrona B

7.4
 ELEVATION



Madrona - 05



Madrona - 02



Madrona - 01





Composite of photographs of existing homes and proposed home on Fifth Avenue: Awalt Home, Offer Home, proposed new Offer Home, 13th Street, Andrikopoulos home

