



**STAFF REPORT
FOR THE HISTORIC REVIEW BOARD**

FILE NUMBER: DR-17-07

HEARING DATE: July 18, 2017

REQUEST: Class II Historic Design Review – dismantle and rebuild an existing garage on its current footprint and modify the existing roofline in the Historic District

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

STAFF REPORT PREPARED BY: Jennifer Arnold, Associate Planner

Planning Manager's Review *JB*

TABLE OF CONTENTS

STAFF ANALYSIS AND RECOMMENDATION

GENERAL INFORMATION 2
EXECUTIVE SUMMARY/BACKGROUND 3
PUBLIC COMMENT 5
ANALYSIS 6
RECOMMENDATION..... 6

ADDENDUM

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS 7

EXHIBITS

HRB-1 AFFIDAVIT OF NOTICE18
HRB-2 NOTICE MAILING PACKET19
HRB-3 HISTORIC SITE INVENTORY FORM22
HRB-4 DR-17-06 COMPLETENESS LETTER48
HRB-5 APPLICANT SUBMITTAL.....24

GENERAL INFORMATION

**APPLICANT/
OWNER:** John Klatt

SITE LOCATION: 1296 12 Street

**LEGAL
DESCRIPTION:** Clackamas County Assessor's Map 3-1E-02BD, Tax Lot 2900

SITE SIZE: 26,619 square feet (0.61)

ZONING: R-10, Single Family Residential Detached

**COMP PLAN
DESIGNATION:** Low Density Residential

120-DAY PERIOD: This application became complete on June 28, 2017. The 120-day maximum application processing period ends on October 30, 2017.

PUBLIC NOTICE: Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on July 3, 2017. The property was posted with a sign on July 6, 2017. In addition, the application has been posted on the City's website. The notice requirements of CDC 99 have been met.

EXECUTIVE SUMMARY

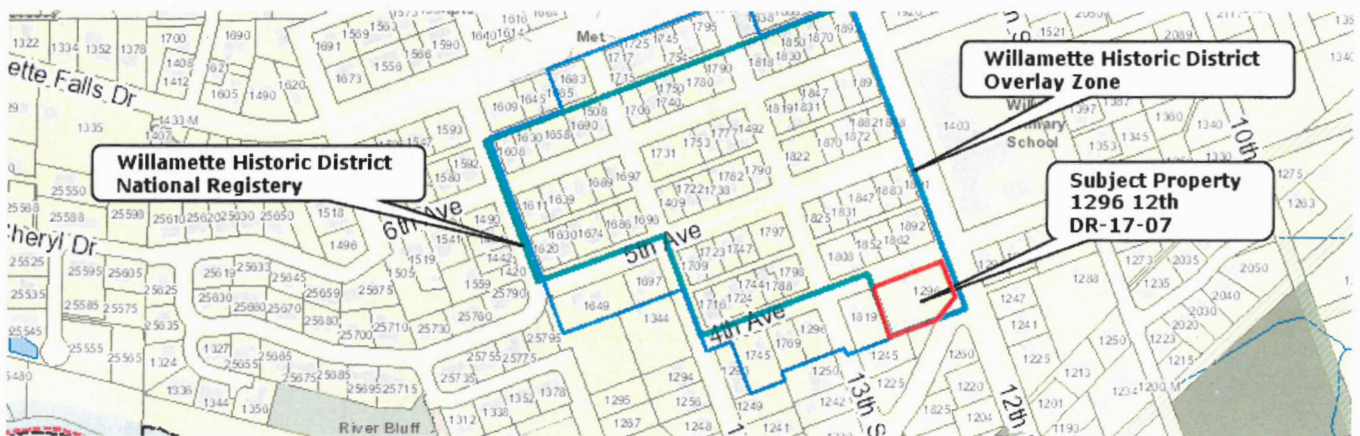
The subject property is located in both the Willamette Historic District Overlay and Willamette Historic District National Register. The structure subject to this application is a noncontributing historic accessory structure located in the Willamette neighborhood on the west side of 12th street, on the corner of 4th Avenue and 12th Street. It is on the southern boundary of both historic districts. The residence was built c. 1906, but the structure subject to this application was built in 1940. The applicant is proposing to dismantle and rebuild an existing garage on its current footprint and modify the existing roofline to match the historic home.

APPROVAL

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

BACKGROUND

The subject property is 1296 12th Street and located in the Willamette neighborhood on the west side of 12th street, on the corner of 4th Avenue and 12th Street. It is located within both the Local and National Willamette Historic Districts on the southernmost boundary. The existing home is a contributing structure to the historic district, however the garage proposed to be rebuilt is a noncontributing structure.



Site Conditions: The lot currently accommodates a contributing single family house, constructed c. 1906 and two accessory structures. The residence is placed on the east side of the property. One accessory structure is on the south side of the property, and the structure subject to this application is on the north side of the property.



Existing Garage from the Northwest



Existing Garage from the Northeast



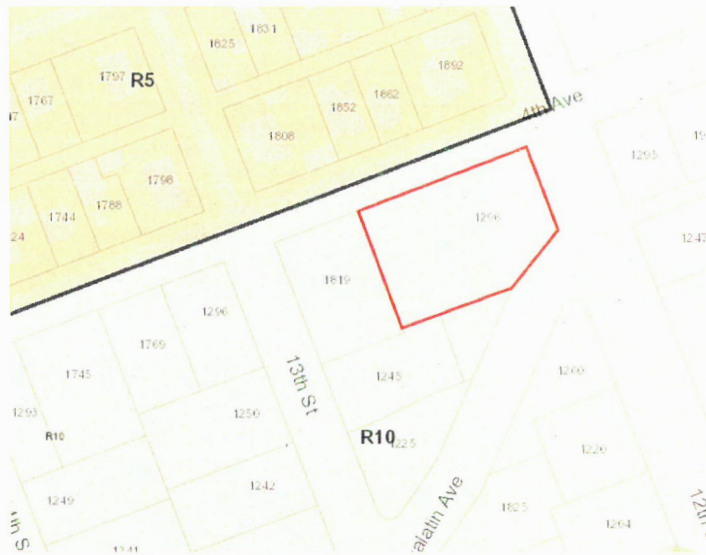
Existing Garage from the South



Existing Garage from the Southwest

Project Description: The applicant is proposing to dismantle and rebuild an existing garage on its current footprint and modify the existing roofline to match the existing historic home in the Historic District.

Surrounding Land Use: The subject property is in the Historic District. The surrounding properties to the north (across 4th Ave.) are R-5. The properties to the east, west, and south are R-10.



Public comments. Staff has not received any comments from the public as of the publication of this Staff Report.

ANALYSIS

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

RECOMMENDATION

Staff recommends approval of application DR-17-07 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.

**APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS
DR-17-07**

CHAPTER 13, R-5 ZONING

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

Staff Finding 1: The existing single-family home and accessory structures are permitted outright and the lot meets the minimum size requirements. All structures are less than the maximum allowed height of 35 feet and no changes to the height. Building setbacks are regulated by CDC 25.070(C) 1-4. These criteria are 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 2: The existing garage, proposed to be dismantled and rebuilt, is permitted 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.

Staff Finding 3: Alterations and additions require 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:*

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 4: The applicant has proposed to dismantle the existing garage on the north side of the property and rebuild it in the same footprint. The applicant proposes to use as many original pieces of the structure as possible. The applicant also proposes to alter the roofline to mimic the roofline of the historic home. The materials proposed by the applicant are consistent with the materials and architectural details of the historic period. 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 5: The applicant proposes to reuse as many of the original materials as possible. Any new materials will be as close to matching as possible. Many elements to be replaced will be structural in nature and not visible from the outside. This 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 6: The proposed changes to the garage are designed to match features of the historic home on the property. The new doors and windows will be similar to the originals. This 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 7: The current garage does not appear to have had any historically significant changes. This 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 8: The only change the applicant proposes to the garage is to add a lean-to shed to the side. The addition will be made with the same materials as the garage. According to the applicant's submittal, the roof line will communicate that the lean-to structure is an addition. This 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 9: The applicant proposes to build the lean-to addition in such a way that it could be removed. This 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 10: The proposed lean-to addition is 60 square feet, and located on the side near the back of the structure. The main garage is 400 square feet, thus the addition is subordinate to the garage. This criterion is met.

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

Staff Finding 11: The existing garage is not a contributing structure in the historic district. The applicant proposes to change the change the pitch of the roof to match the contributing home. This 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 12: The applicant has proposed to replace the roof with architectural composition shingles. This 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 13: The applicant proposes to reuse most of the siding on the existing garage. Any new siding will be designed to match the original siding. This 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 14: See Staff Finding 13. Any new materials used will be designed to match the original, and the roof will be replaced with architectural composition shingles. This 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 15: The original garage did not have gutters or downspouts, and the applicant is not proposing to add any. This criterion does not apply.

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 16: The applicant proposes to add two new windows in each gable of the structure. The new windows will be designed to match the originals. There is also a proposed skylight facing the rear of the property. This 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 17: No storm windows are proposed. This 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 18: The applicant is not proposing to replace any existing windows. One small window on the right side is proposed to be removed to make room for the lean-to addition. This 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 19: The applicant proposes to add two new doors for the entrance to the garage. Also, the applicant proposes to a door to the lean-to. All doors are designed to be consistent with the original 1940's design. See applicant's submittal page 17 and page 25 for detailed examples of the proposed new doors. This criterion is met.

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

Staff Finding 20: The applicant is not proposing a porch with this project. This criterion does not apply.

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 21: No decks are proposed. This criterion does not apply.

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 22: The applicant proposes to replace the foundation and concrete slab to match with the concrete section of the existing foundation. This 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 23: The applicant proposes to add lighting near the main entry door and would like the option to add a light next to the lean-to door. The lights are proposed to be compatible with the design of the garage, and not to cause glare on neighboring properties. This 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;*
- 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.*

- 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 24: The applicant proposes no change to the existing footprint of the garage. The current location of the garage is 4 feet from the side street and is consistent with other accessory structures on 4th Avenue in the historic districts. The existing garage is located approximately 20 feet behind the house and roughly 17 feet to the side of the house. This property is not a landmark property, but is in the National Register District and Willamette Historic District. The proposed change to the pitch of the roof will increase the height of the garage approx. 1 foot (16 feet total). These criteria has been satisfied.

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. (Ord. 1614 § 6, 2013)*

Staff Finding 25: The existing garage is proposed to be demolished and rebuilt in the same location. A lean-to structure will be added to the side of the garage. The garage is in the side yard fronting 4th Avenue, and behind the historic home building line. This 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.

A. Standards for alterations and additions.

1. *Compatibility with nearby context. Alterations and additions shall be:*
 - a. *Compatible in scale and mass to adjacent properties; and*
 - b. *Constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.*

Staff Finding 27: See Staff Findings 10 and Applicant's narrative. The location of the garage is consistent with neighboring accessory structures. The pitch will be altered to mimic the same pitch as the historic home on the property. The applicant proposes to reuse as many original elements on the rebuild as possible. This criterion is met.

2. *Not in period buildings. Alterations to compatible, not in period buildings shall follow all applicable standards of this chapter to avoid creating a false sense of history.*

3. *Not in period noncompatible buildings. Alterations to not in period, noncompatible buildings shall be consistent with applicable standards in CDC 25.060 and 25.070. Such buildings do not contribute to the historic value of the district and are not subject to standards pertaining to siding, windows, and other materials listed in CDC 25.060(A); however, such buildings shall not be so stylistically different from adjacent buildings that they detract from the district's historic character.*

Staff Finding 28: The applicant proposes to add fascia and soffits to match the historic home. The lean-to structure will use compatible materials as the garage. The garage is a noncontributing structure in the historic district. This criterion is met.

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 or parcel 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.*

2. *Reconstruction. Reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions shall be done in accordance with the Secretary of the Interior's Standards for Reconstruction.*

3. *Archaeological resources shall be preserved in place or mitigated. When new construction must disturb archaeological resources, mitigation measures shall be carried out consistent with applicable state and federal laws. As appropriate, information yielded from archaeological mitigation shall be interpreted in the new building or site.*

Staff Finding 29: This property has an existing contributing home which will remain on the property. The applicant is proposing to rebuild an existing garage. The standards above are not applicable.

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.*

Staff Finding 30: No proposed changes to front yard setback. These criteria are 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.*

Staff Finding 31: No proposed changes to the existing side setbacks. These criteria are met.

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.*

Staff Finding 32: The existing garage fronts 4th Avenue. The applicant proposes to rebuild the garage in the same location, which is 4 feet from the road. These criteria are 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.*

Staff Finding 33: No proposed changes to the rear yard setback. This criterion is met.

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.*

Staff Finding 34: This standard is not applicable.

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.*

Staff Finding 35: This standard is not applicable.

7. *Building height.*

- a. *Residential structures are limited to 28 feet in height. Cupolas and towers shall not exceed 50 feet in height.*
- b. *One story accessory structures shall not exceed a height of 15 feet. For the purposes of this chapter, any one story accessory structure over 15 feet is considered a two story structure.*
- c. *Two story accessory structures shall not exceed the maximum height of 23 feet as measured per Chapter 41 CDC.*
- d. *Accessory structures shall not exceed the height of the primary dwelling.*

Staff Finding 36: The proposed changes to the garage pitch will make the height of the garage 16 feet. These criteria are 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.*

Staff Finding 37: The garage width, including the addition, will be approx. 27 feet. The front façade gable will remain at the existing 20 feet. The existing home is less than 23' wide. This criterion is met.

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

Staff Finding 38: The existing roof is approximately a 5:12 pitch and the garage rebuild will alter the pitch to 10:12 to match the house. This 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.*
- b. *Parking areas.*
 - 1) *No residential lot shall be converted solely to parking use.*
 - 2) *No rear yard area shall be converted solely to parking use.*
 - 3) *When a lot is adjacent to an alley, all parking access shall be from the alley. (Ord. 1614 § 6, 2013; Ord. 1636 § 23, 2014)*

Staff Finding 39: There is no alley available for this property. The existing garage is accessed via 4th Avenue. No changes to the parking on the property. These 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;*
- 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)*

Staff Finding 40: No modifications to code criteria are proposed with this application. These criteria is not applicable.

HRB - 1

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-17-07 Applicant's Name John Klatt

Development Name _____

Scheduled Meeting/Decision Date 7-18-17

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) 7/6/17 (signed) Jenik Aard

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) 6-30-17 (signed) G. Shroyer
- B. Affected property owners (date) 6-30-17 (signed) G. Shroyer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 6-30-17 (signed) G. Shroyer
(All)

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: 6-30-17 (signed) G. Shroyer

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

(date) 7/6/17 (signed) Jenik Aard

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

(date) _____ (signed) _____

HRB - 2

**CITY OF WEST LINN
HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-17-07**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on **Tuesday, July 18, 2017, at 7:00 p.m.** in the Council Chambers at City Hall, 22500 Salamo Road, West Linn. The HRB will review an application to dismantle and rebuild an existing garage on its current footprint and modify the existing roofline in the Historic District at 1296 12th Street. See the attached map.

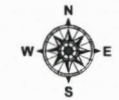
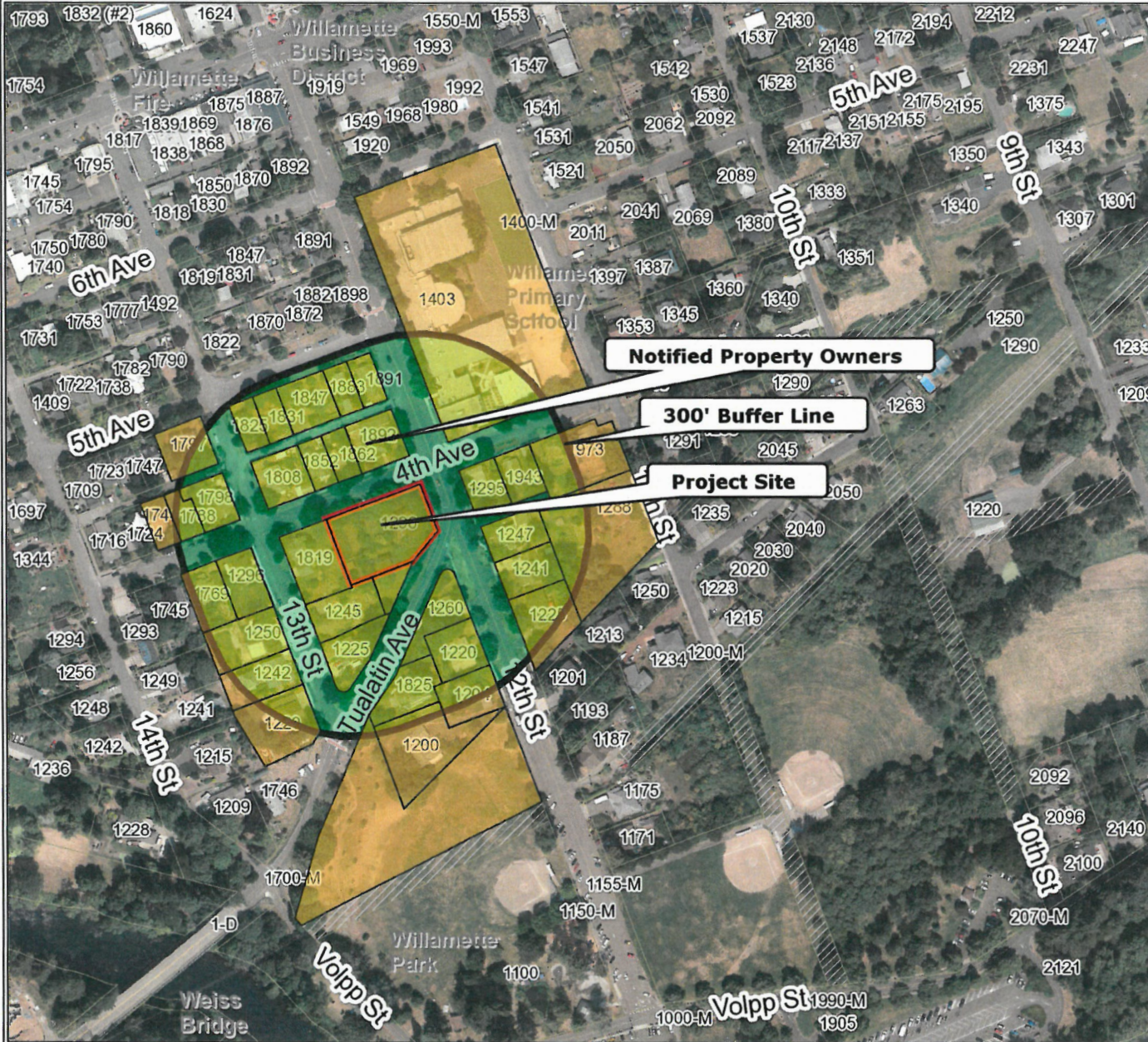
The hearing will be based upon the provisions of Chapters 11, 25, and 99 of the West Linn Community Development Code (CDC). Approval or disapproval of the request by the HRB will be based solely upon these criteria. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have received this notice because County records indicate that you own property within 300 feet of the affected site on Clackamas County Assessor's Map 31E02BD, Tax Lot 2900, or as otherwise required by Chapter 99 of the CDC.

All documents and applicable criteria for DR-17-07 are available for inspection, at no cost, in the Planning Department at City Hall or via the City's web site at <http://westlinnoregon.gov/planning/1296-12th-street-class-ii-historic-design-review-rebuild-existing-garage>. Copies can also 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 Jennifer Arnold, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR, (503) 742-6057, or jarnold@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.

1296 12th Street Notification Map



Scale 1:3,600 - 1 in = 300 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 14-Jun-17 04:50 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. Map scale is approximate. Source: West Linn GIS (Geographic Information System) MapOptix.



CITY OF
West Linn

**CITY OF WEST LINN
NOTICE OF UPCOMING
HISTORIC REVIEW BOARD MEETING**

**PROJECT # DR-17-07
MAIL: 6/30/17 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.

HRB - 3

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	1296 SE 12th St West Linn, Clackamas County (97068)	historic name:	Mass, Sherriff Ernest T, House
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	/ 2900 / 2900
		twshp/mg/sect/qtr sect:	1N 3E 35 BD
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	2.0
elig evaluation:	eligible/contributing	total elig resources:	1
prim constr date:	c.1906	NR Status:	Listed in Historic District
		total inelig resources:	1
second date:		date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	
second orig use:		prim style comments:	
primary style:	Queen Anne	sec style comments:	
secondary style:	Vernacular	siding comments:	Shiplap
primary siding:	Horizontal Board	architect:	
secondary siding:		builder:	Sheriff E. Mass. Original builder
plan type:	Side Passage/Entry		
comments/notes:			
Sheriff Mass House, Britton Barn ca. 1906 barn moved to site from 19th and Dollar Street in 1993.			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
West Linn Selective RLS 2011	Survey & Inventory Project		2011
West Linn Survey- Willamette Conservation District	Survey & Inventory Project		2006
West Linn, Willamette Falls Neighborhood, RLS 2008	Survey & Inventory Project		2008
Willamette Historic District	Listed Historic District	09/24/2009	2008
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	03/17/2006	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
1296 12th Street is a modest Queen Anne style vernacular house set on a large terraced corner lot. The lot is located at the southern edge of the district where the hill begins to slope downward toward the river. The two story, gable-front house is sheathed in clapboards and has very simple detailing. The full width hipped front porch has been rebuilt. The front door is in the north bay of the façade with a fixed light transomed window to the south. The second story has two simple 1/1 double hung sash windows. There is very little decoration on the exterior of the house, in keeping with its vernacular sensibility. To the rear of the lot is a small barn that was relocated to this site in the 1990s Main Entrance: Altered - only stoop. Notes: Chimney pot. Extension to rear.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
The property at 1296 12th Street (1906) was originally owned by David Samson who purchased the lot from the Willamette Falls Company. An earlier house with a larger footprint was built on the property before 1900, but this earlier structure was destroyed most likely by fire. At the site is an older stone foundation most likely dating from the earlier residence. The Willamette Walking Tour booklet notes that this foundation may have belonged to the Albert Epperly House(1859). A second more modest house was constructed in 1906. David Samson sold the property to Ernest and Nola Mass in 1909. This is the second house associated with County Sheriff Mass, and it is generally thought that this was temporary housing for the Mass family. Sheriff Mass owned the property until 1929 when it was sold to Ada Ison. The property remained in the Ison family until it was sold to the Tedd family in 1941. The Tedd family owned the property until 1977 when it was sold to Charles Bennett. John Klatt and Jody Carson currently own the property and moved and restored the Britton Barn (1906) from 19th and Dollar to the site in 1993.			
RESEARCH INFORMATION			
✓ Title Records	Census Records	Property Tax Records	Local Histories
✓ Sanborn Maps	Biographical Sources	SHPO Files	Interviews
✓ Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:	Oregon Historical Society	Other Respository:	Ticor Title Company
Bibliography:			

HRB - 4



CITY OF
West Linn

June 28, 2017

John Klatt
1296 12th Street
West Linn, OR 97068

SUBJECT: DR-17-07 application for Class II Historic Design Review, dismantle and rebuild an existing garage on its current footprint and modification to the existing roofline in the Historic District at 1296 12th Street.

Dear Mr. Klatt:

You submitted this application with all required information on June 14, 2017. The Planning Department found that this application is **complete**. The city has 120 days to exhaust all local review; that period ends October 30, 2017.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Historic Review Board to render a decision on your proposal.

A 14-day public notice will be prepared and mailed. The notice will identify the earliest possible Hearing date by the Historic Review Board.

Please contact me at 503-742-6057, or by email at jarnold@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Jennifer Arnold
Associate Planner

HRB - 5

Historic Design Review – Narrative

**1296 12th Street
West Linn, OR 97068**

Prepared by:

John Klatt

1296 12th Street

West Linn, OR 97068

503-504-5423

johnklatt@comcast.net

Historic Design Review
1296 12th St
West Linn, Oregon 97068

INTRODUCTORY 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 some concrete, some bricks, and even some drainage tiles, 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) One flat skylight is proposed, to be located on the west slope of the garage roof. It would be aligned with the new main entrance door below it. This is the slope that faces the back of the property.

Historic Design Review
1296 12th St
West Linn, Oregon 97068

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.

While the existing garage is not designated as a contributing structure in the historic districts, we are committed to maintaining the stylistic features of the original construction, including existing roofing type (composition), existing siding (any new siding will be a close match), existing garage doors, existing trim design and paint colors. The new foundation will be concrete to match the house and much of the existing garage.

We are proposing to add fascia and soffit boards to the garage to match the main two sections of the house, which will make the garage easier to maintain. The square cut fascias are appropriate to both the era of the house and the era of the garage (1940).

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.

We will reuse as much as possible of the original materials. Most of what will be replaced will be structural elements, which need to be strengthened, and which will not be visible.

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.

The proposed visual changes to the garage (roof slope, addition of fascias and soffits, and the shed addition) while matching details on the house, are all details that could have been used in 1940 when the garage was built. The new doors and windows will be similar to existing doors and windows on the garage, and will be appropriate to a 1940 building.

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.

Since it was built, there have been no significant changes to the garage.

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.

The addition of a lean-to shed to the side of the garage will be done with materials compatible with the rest of the garage. The roof-line for the shed will communicate that it is an addition to the main structure.

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.

The shed will be built in such a way that it could be removed at some point without any structural challenges.

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.

The shed will be added to the rear half of the side of the garage (the side that faces the back property line). At 6 by 10 feet, it will clearly be subordinate to the existing 20 by 20 foot garage. Siding, roofing, and the door will be consistent with those of the existing building.

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

As stated elsewhere, we are proposing to change the roof pitch to match the house, thus making the garage a few feet higher. Note that the garage itself is not listed as a contributing structure in the historic district, and the new pitch will be compatible with not only the house, but also with other accessory buildings in the district.

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.

While the original roofing materials were sawn cedar shingles, we will be replacing the roof with architectural composition shingles over plywood decking, which are now used on almost all the

buildings in the historic district. They will match the shingles recently installed on the house and barn.

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.

We will not be changing the design of siding on the existing garage. Most of the existing siding is in good enough condition to be re-used, and any new material will match that design.

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.

The new shed will have the same siding and composition shingles used on the main part of the garage.

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.

There have never been any gutters and downspouts on the garage. Since it will not have a basement, we are proposing to not install gutters and 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.

We will add two new windows in the gables at each end of the garage. They will be wood, with multiple lights to match the design of the existing windows on the sides and on the garage door.

We also propose to add one skylight on the west slope of the garage roof, aligned with the new entrance door below. Note that this faces the rear of the property.

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.

There are currently no storm windows on the garage and we have no plans to add them.

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.

We will not be replacing any existing windows on the garage. We plan to remove one small window on the right side in order to add the shed and a new entrance door.

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.

We will be adding two new doors for the new entrance and for the shed. They will be wood, painted on the exterior and oiled on the interior. We will replace the existing door on the back of the garage with a door matching its design and size. See photos for the new doors we have selected, which are appropriate for the circa 1940 construction date of the garage. Note that their panels are vertical v-groove, similar to the design of the existing garage doors.

17. Porches. Front porches are allowed on new construction. No front porch shall be added to a structure if there was not one originally. Existing front porches shall not be enclosed or enlarged. Alterations to existing front porches and side yard porches that face a street shall:

- a. Maintain the shape, width, and spacing of the original columns; and

There will be no porches on the rebuilt garage.

- b. Maintain the height, detail, and spacing of the original balustrade.

As there will be no porch, there will be no balustrade.

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.

There will be no deck on the rebuilt garage.

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

We will build a new foundation and concrete slab for the rebuilt garage. The design will be upgraded from the original, which is not structurally sound, and will match the original concrete section of the foundation in appearance.

- b. That it is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27 CDC).

The new foundation will be built to code, meaning it will now have proper footings and reinforcement. It will be a few inches higher for maintenance reasons, as the garage currently has its siding touching the ground in some areas.

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.

We propose to add porch lights near the main entrance door, and perhaps for the shed door. They will be compatible with the design of the garage and will not cause glare for neighbors.

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);

The footprint of the garage will not be changed. It currently has a setback of 4 feet from the side street property line, which is one foot out of compliance according to CDC 25.070(C)(3)(b). Since the garage is being rebuilt on the same footprint, it our understanding the 4 foot setback does not require a variance process.

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

This not a historic landmark property (it's in the Willamette Historic District), and thus this section does not apply.

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

The garage is in the rear yard (it is about 20 feet behind the house).

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.

The garage is about 20 feet behind the house, and about 17 feet to the side of the house.

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.

The proposed changes will bring the garage to a height of about 16 feet, which is one foot more than allowed in order to be considered a one-story accessory dwelling, according to CDC 25.070(C)(7)(b). It clearly is not a two-story structure, nor does it look like a two-story structure from the outside. However, if it is treated as a two-story structure for the sake of

this section, it is well below the height limit of 23 feet, as required in CDC 25.070(C)(7)(c). It is also 7 feet less than the 23 foot height of the house.

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;

The garage is located behind the house's front building line.

b. A structure in the front yard cannot be converted to a heated accessory structure;

The garage is not located in the front yard.

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

We are not proposing to add a second story. However, if the proposal is treated as such, the setback for a side street remains at five feet as stated in CDC 25.070(C)(3)(b), so in either case the proposal is out of compliance by one foot, which we understand will not require a variance in the historic district, as we are rebuilding the garage on the existing footprint.

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. (Ord. 1614 § 6, 2013)

While we are not proposing an Accessory Dwelling Unit conversion, we will add one off-street parking space which would be required by CDC 34.030(A)(1)

Historic Design Review
1296 12th St
West Linn, Oregon 97068

25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

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

A. Standards for alterations and additions.

1. Compatibility with nearby context. Alterations and additions shall be:

a. Compatible in scale and mass to adjacent properties; and

The proposed alterations are compatible in scale and mass to the house, which is itself typical of the scale of houses in the Historic District. The garage will also continue to be compatible in scale and mass with other detached two-car garages in the district.

b. Constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.

The garage rebuild will maintain the privacy of residents of adjacent properties.

2. Not in period buildings. Alterations to compatible, not in period buildings shall follow all applicable standards of this chapter to avoid creating a false sense of history.

The only visual changes to the existing garage will be the change in roof slope to match the house, the addition to fascia and soffits to match the house, and the addition of a lean-to shed on the back half, which will be built with compatible materials.

3. Not in period noncompatible buildings. Alterations to not in period, noncompatible buildings shall be consistent with applicable standards in CDC [25.060](#) and [25.070](#). Such buildings do not contribute to the historic value of the district and are not subject to standards pertaining to siding, windows, and other materials listed in CDC [25.060\(A\)](#); however, such buildings shall not be so stylistically different from adjacent buildings that they detract from the district's historic character.

The existing garage is compatible with other structures in the Historic District, so this section does not apply.

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:

Not applicable. We are not proposing any new construction.

- a. Lot or parcel 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.

Not applicable. We are not proposing any new construction.

- 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.

Not applicable. We are not proposing any new construction.

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

Not applicable. We are not proposing any new construction.

2. Reconstruction. Reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions shall be done in accordance with the Secretary of the Interior's Standards for Reconstruction.

Not applicable. We are not proposing any reconstruction.

3. Archaeological resources shall be preserved in place or mitigated. When new construction must disturb archaeological resources, mitigation measures shall be carried out consistent with applicable state and federal laws. As appropriate, information yielded from archaeological mitigation shall be interpreted in the new building or site.

Not applicable. We are not proposing any new construction.

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.

No changes are proposed to the existing house, so front yard setback remains the same (35 feet to house).

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.

No changes are proposed for the existing house, so front yard setback remains the same (27 feet to porch).

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

Both sides of the existing house have side streets, so this section does not apply.

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.

The front of the garage is located on a side street, so this section does not apply.

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

There are no projections into the side street setback for the house or garage.

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

The current setback for the garage is four feet, as documented by the attached survey. Thus the existing garage is non-conforming by one foot. We propose to rebuild on exactly the same footprint, partly to enable reusing the existing asphalt driveway. Note that the distance from the front of the garage to the edge of the street is 26 feet, so visually the garage is set well-back from the street. We understand that the existing four-foot setback will be allowable since we are rebuilding in the same location.

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 for the proposed shed addition on the garage is about 63 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.

As we are not proposing any new home construction, this section does not apply.

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.

We are not proposing any reconfiguration to the existing 26,619 square foot lot.

7. Building height.

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

We are not proposing any changes to the existing house, which has a height of about 23 feet for the main section and about 17 feet for the shorter section.

b. One story accessory structures shall not exceed a height of 15 feet. For the purposes of this chapter, any one story accessory structure over 15 feet is considered a two story structure.

The proposed rebuilding of the garage will result in a height of about 16 feet – one foot out of compliance for a one-story structure. However, the garage will still visually look like a one-story garage with a storage loft, and indeed there is not enough height inside to create a true second story.

Additionally, we note that the grade at the front of the garage is four feet below the crown on the side street it faces, so it will appear to be lower than the 16 feet. Also, the proposed garage will still be slightly shorter than the shorter section of the existing house.

The reason for the increased height is the decision to match the roof slope on the existing house. Note that Section 34.030 states for Accessory Dwelling Units (which would be visually identical from the outside to our proposal) “The roof pitch must be the same as the predominant roof pitch of the primary dwelling”.

c. Two story accessory structures shall not exceed the maximum height of 23 feet as measured per Chapter 41 CDC.

Even if the rebuilt garage is treated like a two story building, the height will be about 16 feet, well within these limits.

d. Accessory structures shall not exceed the height of the primary dwelling.

At 16 feet in height, the rebuilt garage will be 7 feet less than the height of the existing house.

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.

Overall width for the garage, including the shed addition, will be about 27 feet. The front façade gable will remain at the existing 20 feet.

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

Current pitch for the garage is about 5:12, which would be non-conforming. We are proposing to match the pitch on the house, which is 10:12.

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.

There is no alley available. The garage faces a side street, and the distance from the street to the front of the garage is 26 feet, though the setback from the property line is 4 feet. We will retain the existing asphalt driveway.

b. Parking areas.

1) No residential lot shall be converted solely to parking use.

We are not proposing to convert the lot solely to parking use.

2) No rear yard area shall be converted solely to parking use.

We are not proposing to convert the rear yard to parking use.

3) When a lot is adjacent to an alley, all parking access shall be from the alley. (Ord. 1614 § 6, 2013; Ord. 1636 § 23, 2014)

There is no alley available.



Klatt Garage Modification

Iselln Architects, PC



North



West



East



South

Klatt Garage Modification

Iselln Architects, PC



Existing Garage from the Northwest



Existing Garage from the Northeast

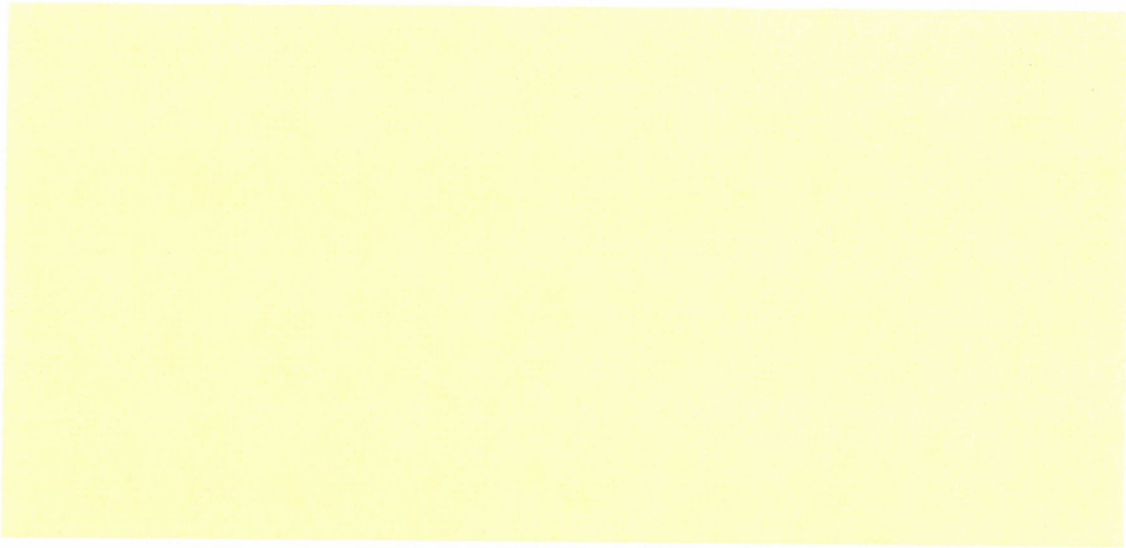


Existing Garage from the South

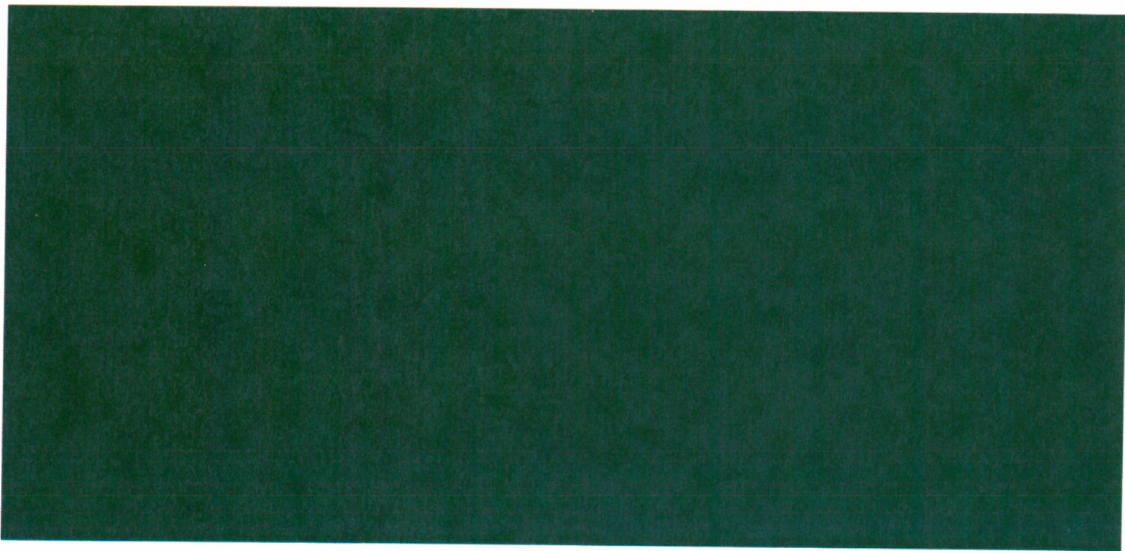


Existing Garage from the Southwest

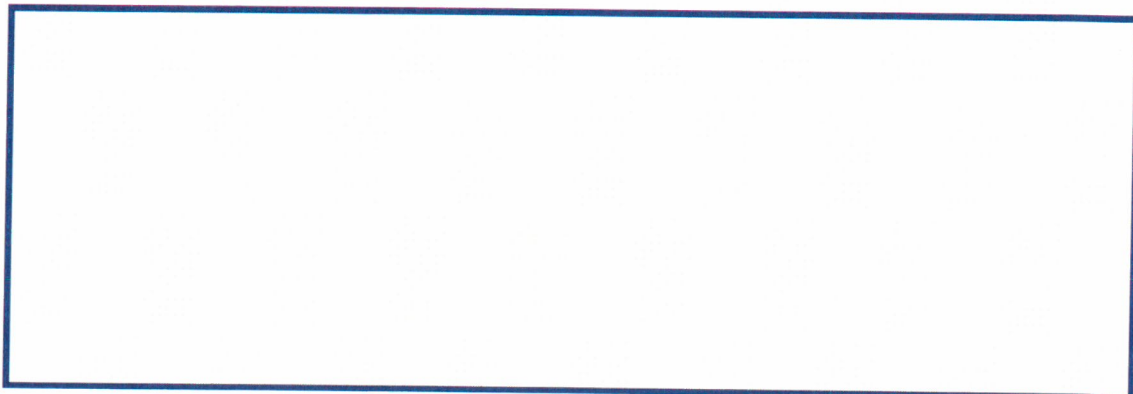
1296 12th St Garage Rebuild - Paint Choices



Siding: Miller #4551W - Satin



Sashes: Miller #0771 - Satin



Trim: White - Satin

1296 12th St Garage Rebuild - Roofing



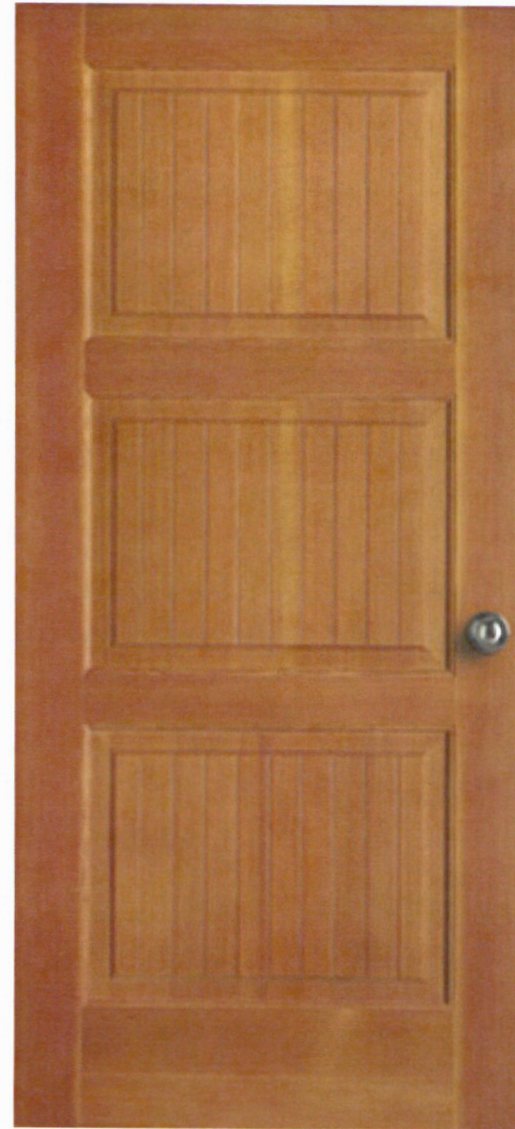
Heather Blend

CertainTeed Corporation Landmark Designer
Shingles - Heather Blend Color

1296 12th St Garage Rebuild - Exterior Doors



Simpson Bungalow Series
#7224 in Douglas Fir



Simpson Bungalow Series
#7326 in Douglas Fir

1296 12th St Garage Rebuild - Skylight



Velux 21 x 45 3/4 in. Solar Powered Venting
Deck-mounted Skylight with Light Filtering Blind