

**STAFF REPORT  
FOR THE HISTORIC REVIEW BOARD**

**FILE NUMBER:** DR-19-01

**HEARING DATE:** May 21, 2019

**REQUEST:** Class II Historic Design Review – Remodel/addition to existing two-story single-family residence and new detached one-car garage with access from the rear alley.

**APPROVAL CRITERIA:** Community Development Code Chapter 13, R-5 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

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Planning Manager's Review 

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## GENERAL INFORMATION

**APPLICANT/  
OWNER:**

Nicolette Hydes  
1847 6<sup>th</sup> Ave  
West Linn, OR 97068

**SITE LOCATION:**

1847 6<sup>th</sup> Ave

**LEGAL  
DESCRIPTION:**

Clackamas County Assessor's Map 3-1E-02BA, Tax Lot 6500

**SITE SIZE:**

5,000 square feet

**ZONING:**

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

**COMP PLAN  
DESIGNATION:**

Medium Density Residential

**120-DAY PERIOD:**

This application became complete on April 15, 2019. The 120-day maximum application processing period ends on August 13, 2019.

**PUBLIC NOTICE:**

Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on May 3, 2019. The property was posted with a sign on May 6, 2019. 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. It is an eligible, contributing historic home located in the Willamette neighborhood on the south side of 6<sup>th</sup> Avenue, between 12<sup>th</sup> and 13<sup>th</sup> Streets. It is approximately a block south of Willamette Falls Drive and a half block west of the Willamette Primary School. The residence was built c. 1900 and is a Queen Anne Vernacular Style home.

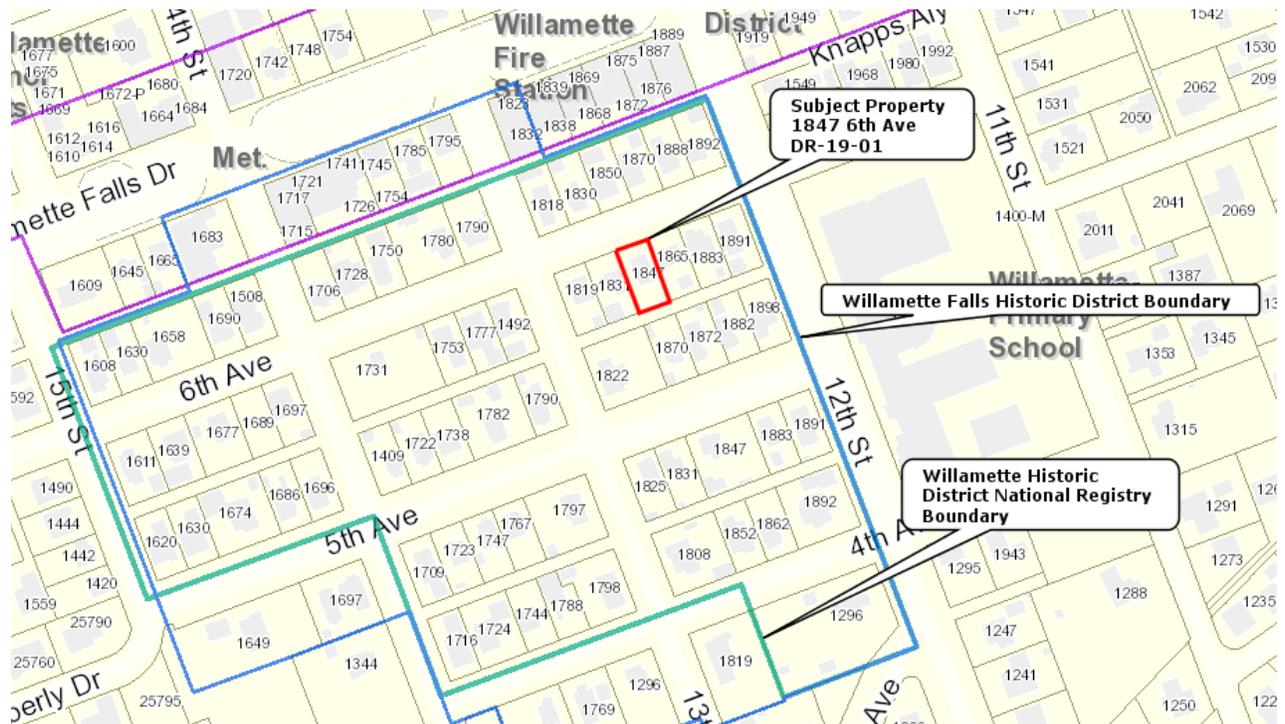
The applicant is proposing a 384 square foot addition to the existing home. The addition will use similar features of the original home to blend the new and old structures. The applicant is also proposing a new one-car garage in the rear of the property taking access via the alley. The applicant also proposes to remove the existing brick chimney, repair the existing front porch, add new windows and doors on the new addition, and like for like repair/replace existing siding, windows and door trim as needed.

## APPROVAL

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

## BACKGROUND

The subject property is 1847 6<sup>th</sup> Avenue and located in the Willamette neighborhood between 12<sup>th</sup> and 13<sup>th</sup> Streets. It is located within both the Local and National Willamette Historic Districts.



Site Conditions: The lot currently accommodates a contributing single family house, constructed c. 1900. The property was included in the 1984 Clackamas County Cultural Resource Inventory (Clackamas County Inventory). The survey forms are attached as Exhibit HRB-3.

The residence is constructed in the Queen Anne Vernacular Style. When the structure was entered into the Clackamas County Cultural Resource Inventory the exterior, original chimney had been replaced and an addition to the rear of the home. The applicant proposes to remove the addition to the rear of the home and replace it with a new two-story addition. The applicant also proposes to remove the replaced chimney.



*North (Front) Elevation*



*South (Rear) Elevation*



*East Elevation*



*West Elevation*

Project Description: The applicant is proposing a 384 square foot addition to the existing home. The addition will use similar features of the original home to blend the new and old structures. The applicant is also proposing

a new one-car garage in the rear of the property taking access via the alley. The applicant also proposes to remove the existing brick chimney, repair the existing front porch, add new windows and doors on the new addition, and like for like repair/replace existing siding, windows and door trim as needed.

Surrounding Land Use: The subject property is near the middle of the Historic District. The surrounding properties are all zoned R-5.

Public comments. As of the publication of this staff report, staff has not received any comments from the public.

## **ANALYSIS**

CDC Chapter 13, R-5 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-19-01 subject to the following proposed conditions:**

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-4.
2. Accessory Structure Height. The proposed accessory structure in the rear yard (one-car garage) shall not exceed 15 feet in total height.

**APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS**

**DR-19-01**

*CHAPTER 13, R-5 ZONING*

*13.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS*

**Staff Finding 1:** These criteria are met. The existing single-family home addition is permitted outright and the lot meets the minimum size requirements. The existing home and proposed addition are less than the maximum allowed height of 35 feet. The original historic home was 1,464 square feet, and the proposed addition will add approximately 384 square feet. The maximum FAR is 2,250 square feet, and the existing home with proposed addition is below this requirement. The existing home with addition and garage occupies approximately 31.5% of the lot which is below the allowed 40% lot coverage. Building setbacks are regulated by CDC 25.070(C) 1-4. Side wall transition requirements are satisfied because there is an open gable end facing side lot lines (see applicant's submitted sheet A3).

*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:** 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.*

**Staff Finding 3: The applicant has submitted an application for a Class II Historic Design Review. Alterations and additions require Class II historic design review. Subject to the review and approval of the HRB, the criterion could be 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 proposed alteration to the rear of the home is a 384 square foot addition. The materials proposed by the applicant are consistent with the existing materials and architectural details. The front elevation will maintain the same volume relative to the property and streetscape. 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 proposed addition will use siding, windows, and shingles that match the original building. 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: Staff adopts the applicant's findings on page 5 of the applicant's submittal, related to the time period consistency. 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 original structure is of historical significance and protected under Goal 5. There is a poorly constructed enclosed porch addition where the rear addition is proposed and will be removed as proposed in this application. 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: Staff adopts the applicant's findings on page 5 of the applicant's submittal as it relates to the differentiating the old and new construction. 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 proposed addition has been designed in such a way that it could be removed to restore the original character of the home. 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: See Staff Finding 5. The highest point on the proposed addition is 27 feet tall. The addition will be structurally attached to the rear of the home. The addition will not widen the home from the front elevation. Staff adopts the applicant's findings on page 6 of the applicant's submittal. This criterion is met.**

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

**Staff Finding 11: No proposed change to the existing height and roof pitch (10:12). Elevation renderings (Sheets A1 and A3 of applicant's submittal) of the home show a matching roof pitch from the original home. There is no proposed change in height of the existing home. Staff adopts the applicant's findings on page 6 of the applicant's submittal. Subject to the HRB approval this criteria 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 proposed addition will have the same roofing materials as the original home. The applicant proposes architectural composition shingles to replace the existing roof and use on the addition. 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 new exterior horizontal lap siding to match the existing lap siding. The siding material will be cedar of smooth finish fiber cement 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: The proposed addition will use wood siding to match the original construction. 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 gutters on the proposed addition will match the ogee-style historic gutters on the rest of the home. This criterion is met.**

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

**Staff Finding 16: New windows are proposed to be prefinished wood clad. The windows on the addition will match the existing double hung windows on the existing portion of the house. The applicant proposes 1x4 painted wood trim to keep with the period of the home. 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 and the existing mill finish aluminum storm windows to be removed. This criterion does not apply.**

**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:** New windows are proposed to be prefinished wood clad. The windows on the front of the home are proposed to be replaced due to disrepair and building code requirements. The windows on the addition will match the existing double hung windows on the existing portion of the house. 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:** New doors are proposed to be wood clad or painted wood. The applicant also proposes a new sliding French door located at the west side elevation. The sliding French doors are proposed to be wood clad of matching style. This criterion is met.

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

**Staff Finding 20:** No new porches are proposed. The applicant proposes to repair original features and restore the front porch to the greatest extent possible. This criterion is met.

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

**Staff Finding 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:** No proposed changes to the existing foundation are proposed with this application. The foundation of the proposed addition will match existing. 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:** New lighting will be shielded to prevent glare and will be consistent with the historic character of the original home. The lights are proposed to be installed in the ceiling of the front porch and as sconces on the side of the home. All lights will be pointed down at the porch or shielded to prevent glair. 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:*

- 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 24:** The proposed single-story one-car garage will be located in the southeast corner of the rear yard. The garage will be setback from the alley/rear property line 3 feet and 3 feet from the side property line. The garage will be 4 feet from the rear addition and not connected to the home. Access for the garage will be from the alley. The garage is 16'x22' (352 sq. ft.) and is proposed to be 18 feet in height. The garage will be built using matching materials as the proposed home. The roof pitch of the garage is proposed to match the existing home. The garage is large enough to accommodate one car, and no other parking areas are proposed on this lot.

#### 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 25:** Staff adopts the applicant’s findings on compatibility found on page 10 of the applicant’s submittal. 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.*

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 26: The standards above are not applicable. No new homes are proposed.**

*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 27: The proposal does not impact the 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 28: The proposed addition does not encroach into the side yard setback of 5 feet. No bays, porches, or chimneys are proposed with this application. The proposed single-story one-car garage in the rear of the property is proposed to be placed 3 feet from the side property line and 3 feet from the rear property line. 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 29: This standard is not applicable as this property is not a corner lot.**

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 30: The proposed addition to the home does not encroach into the 20 foot rear yard setback. The new addition is approximately 29 feet from the rear property line. The proposed single-story one-car garage is proposed to be 3 feet off the back property line. 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 31: This standard is not applicable. No new home is proposed and the property is not a corner lot.**

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 32: This standard is not applicable. This is an existing lot with an existing home.**

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 33:** The proposed addition is 27 feet at the highest point. There is no proposed change to the roof pitch or height of the existing home (see Staff Finding 11). The accessory structure is proposed to be 18 feet in height at its highest point. Per condition of approval 2, the accessory structure shall be no 15 feet maximum height to be sited in the proposed location. Subject to the HRB approval, 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 34:** The proposal does not impact the home's width or front façade width. This criterion is met.

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

**Staff Finding 35:** No proposed change to the existing height and roof pitch (10:12). Elevation renderings (Sheets A1 and A3 of applicant's submittal) of the home show a consistent roof pitch from the original home. 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 36:** The proposed single-story one-car garage will be located in the southeast corner of the rear yard. The garage will be setback from the alley/rear property line 3 feet and 3 feet from the side property line. The garage will be 4 feet from the rear addition and not connected to the home. Access for the garage will be from the alley. The garage is 16'x22' (352 sq. ft.) and is proposed to be 18 feet in height. The garage will be built using matching materials as the proposed home. The roof pitch of the garage is proposed to match the existing home. The garage is large enough to accommodate one car, and no other parking areas are proposed on this lot.

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 37: No modifications to the design standards are proposed by the applicant.**

**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-19-01 Applicant's Name Nicolas Hydes  
Development Name \_\_\_\_\_  
Scheduled Meeting/Decision Date 5-21-19

**NOTICE:** Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

## TYPE A \_\_\_\_\_

- A. The applicant (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- B. Affected property owners (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- C. School District/ Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- F. All parties to an appeal or review (date) \_\_\_\_\_ (signed) \_\_\_\_\_

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) \_\_\_\_\_ (signed) \_\_\_\_\_  
City's website (posted date) \_\_\_\_\_ (signed) \_\_\_\_\_

## SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 5/16/19 (signed) Jenith Auld

**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) 5-3-19 (signed) S. Shroyer
- B. Affected property owners (date) 5-3-19 (signed) S. Shroyer
- C. School District/ Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) 5-3-19 (signed) S. Shroyer

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.  
Date: 5-3-19 (signed) S. Shroyer

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

(date) 5/9/19 (signed) Jenith Auld

**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-19-01**

The West Linn Historic Review Board (HRB) is scheduled to hold a public hearing on **Tuesday, May 21, 2019, at 7:00 p.m.** in the Council Chambers at City Hall, 22500 Salamo Road, West Linn, for the purpose of making a decision on a Class II Design Review application. The proposal is to remodel and add an addition to the rear of the existing home and construct a new one-car garage with alley access at 1847 6<sup>th</sup> Ave.

**Anyone wishing to present written or oral testimony for consideration on this matter shall submit all material prior to or at the HRB public hearing.**

Criteria applicable to the request are found in CDC Chapter 25 and 99. A decision of 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.

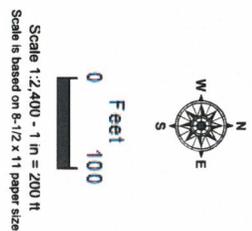
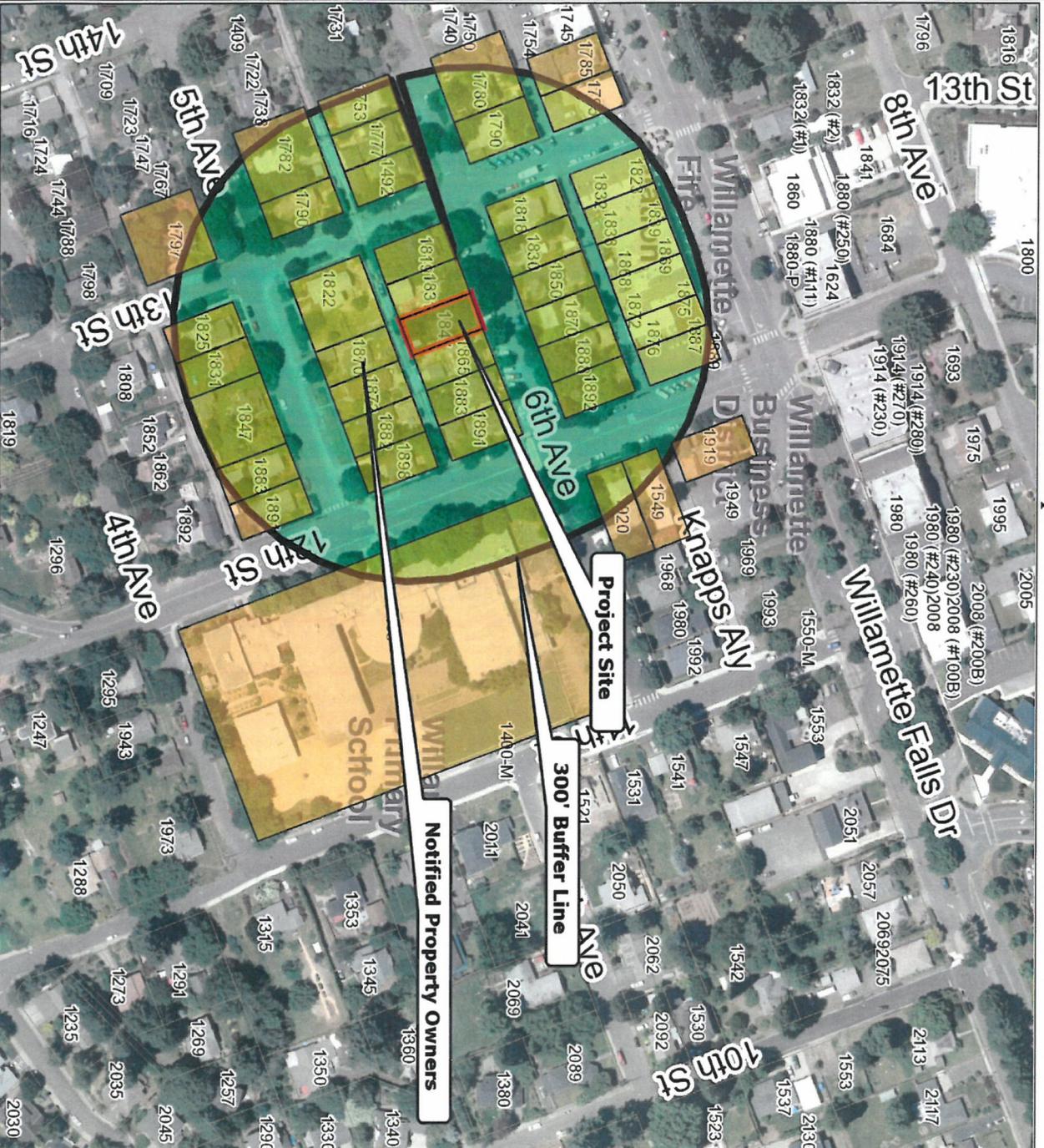
The approval criteria from the CDC are available for review at City Hall, at the West Linn Library, and at <http://www.westlinnoregon.gov/cdc>.

You have been notified of this proposal because County records indicate that you own property within 300 feet of the affected site on Clackamas County Assessor's Map 31E02BA, Tax Lot 6500, or as otherwise required by Chapter 99 of the CDC.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site <https://westlinnoregon.gov/planning/1847-6th-avenue-class-ii-historic-design-review-remodeladdition-existing-single-family-home>. 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 Associate Planner Jennifer Arnold at [jarnold@westlinnoregon.gov](mailto:jarnold@westlinnoregon.gov) or 503-742-6057. Alternately, visit City Hall, 22500 Salamo Road, West Linn, OR 97068.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. **It is important to submit all testimony in response to this notice.** Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

# 1847 6th Avenue Notification Map



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) Mapopix.

Map created by: SSHROVER  
Date Created: 21-Mar-19 03:27 PM  
**WEST LINN GIS**



# CITY OF West Linn

## **CITY OF WEST LINN NOTICE OF UPCOMING HISTORIC REVIEW BOARD HEARING**

**PROJECT # DR-19-01  
MAIL: 5/3/19 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			
<b>address:</b>	1847 SE 6th Ave West Linn, Clackamas County (97068)	<b>historic name:</b>	Losey, Dora A, House
<b>assoc addresses:</b>		<b>current/other names:</b>	
<b>location descr:</b>		<b>block/lot/tax lot:</b>	/ 6500
		<b>twshp/rng/sect/qtr sect:</b>	1S 2E 6 BA
PROPERTY CHARACTERISTICS			
<b>resource type:</b>	Building	<b>height (stories):</b>	2.0
<b>elig evaluation:</b>	eligible/contributing	<b>total elig resources:</b>	1
<b>prim constr date:</b>	1900	<b>NR Status:</b>	Listed in Historic District
	<b>second date:</b>	<b>total inelig resources:</b>	0
<b>primary orig use:</b>	Single Dwelling	<b>orig use comments:</b>	
<b>second orig use:</b>		<b>prim style comments:</b>	
<b>primary style:</b>	Queen Anne	<b>sec style comments:</b>	
<b>secondary style:</b>	Vernacular	<b>siding comments:</b>	Wide shiplap with rake and cornerboards.
<b>primary siding:</b>	Horizontal Board	<b>architect:</b>	
<b>secondary siding:</b>		<b>builder:</b>	
<b>plan type:</b>	Side Passage/Entry		
<b>comments/notes:</b>			
GROUPINGS / ASSOCIATIONS			
<b>Survey/Grouping Included In:</b>	<b>Type of Grouping</b>	<b>Date Listed</b>	<b>Date Compiled</b>
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			
<b>NR date listed:</b>	N/A	<b>106 Project(s):</b>	None
<b>ILS survey date:</b>		<b>Special Assess Project(s):</b>	None
<b>RLS survey date:</b>	03/17/2006	<b>Federal Tax Project(s):</b>	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Main Entrance: Encircling porch with hip roof supported by turned posts and decorative brackets, two doors. Notes: Extension to rear. Chimney replaced.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
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	
<b>Local Library:</b>		<b>University Library:</b>	
<b>Historical Society:</b>		<b>Other Respository:</b>	
<b>Bibliography:</b>			

# Cultural Resource Survey Form:

CLACKAMAS COUNTY

T. D. NUMBER WL-2-619

## PHOTO INFORMATION:

ROLL: XXXI  
FRAME: 12  
WF Co. B. 12L

STUDY AREA: WEST LINN  
LEGAL: T. 3S R. 1E SEC. 2BA  
TAX (LOTS): 6500  
ZONE SIZE .11

## IDENTIFICATION:

COMMON / HISTORICAL NAME:  
ADDRESS: 1847 S. E. 6th Avenue AREA: West Linn  
CURRENT OWNER: ROBERT H. BRANDENBURG USE: Residence  
OWNER'S ADDRESS: Same West Linn 97068  
ORIGINAL OWNER: USE: Residence  
AREA OF SIGNIFICANCE: TOWN: X COUNTY: CITY: NATION:

## HISTORIC INTEREST:

THEME: Architecture - 20th Century DATE: Pre-1900  
DESCRIPTION:

## ARCHITECTURAL INTEREST:

STYLE: Vernacular STORIES: 2  
DATE: Pre-1900 CONDITION: Good ARCHITECT:  
SIDING: Wide shiplap with rake and cornerboards.  
ROOF: Cross gable.  
DOORS: Paneled and glazed with porcelain knobs and architrave molding.  
WINDOWS: 1/1 double-hung with architrave molding. Front window replaced.

MAIN ENTRANCE: Encircling porch with hip roof supported by turned posts and decorative brackets, two doors.

NOTES: Extension to rear. Chimney replaced.



## BIBLIOGRAPHY:

DATE: 1/16/84  
RECORDER: BORGE/ALTIER  
456

**HRB-4**

**DEVELOPMENT REVIEW APPLICATION**

For Office Use Only		
STAFF CONTACT <i>Jennifer</i>	PROJECT No(S). <i>DR-19-01</i>	
NON-REFUNDABLE FEE(S) <i>\$100.00</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>\$100.00</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.

<b>Site Location/Address:</b> <i>1847 6th Avenue</i>	Assessor's Map No.: <i>3S1E02BA</i>
	Tax Lot(s): <i>6500</i>
	Total Land Area: <i>5,000 sq.ft.</i>

**Brief Description of Proposal:**

*Remodel/Addition to existing two-story single family residence and new detached one-car garage with access from rear alley.*

<b>Applicant Name:</b> <i>Nicolette Hydes</i> <small>(please print)</small>	Phone: <i>971.254.6726</i>
Address: <i>1847 6th Ave.</i>	Email: <i>nikkihydes@gmail.com</i>
City State Zip: <i>West Linn, OR 97068</i>	

<b>Owner Name</b> (required): <i>same</i> <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

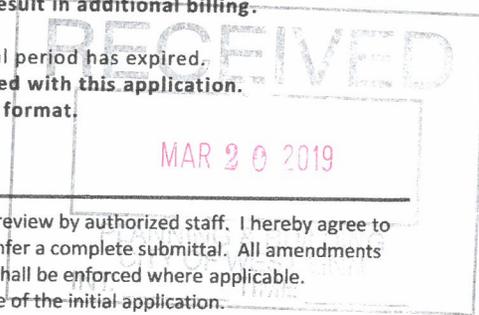
<b>Consultant Name:</b> <i>Todd Iselin - Iselin Architects, P.C.</i> <small>(please print)</small>	Phone: <i>503.656.1942</i>
Address: <i>1307 7th Street</i>	Email: <i>todd@iselinarch.com</i>
City State Zip: <i>Oregon City, OR 97045</i>	

- 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.

*Nicolette Hydes*      *3/19/19*      *Nicolette Hydes*      *3/19/19*  
 Applicant's signature      Date      Owner's signature (required)      Date



**Development Review Application  
Submittal for  
Historic Design Review**

**Hydes Residence  
Remodel & Addition**

**1847 6th Avenue  
West Linn, Oregon 97068**

*March 15, 2019*

City of West Linn  
22500 Salamo Rd #1000  
West Linn, OR 97068

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A1	Existing As-Built Exterior Elevations	
A2	Existing As-Built Lower, Main, Upper Level Floor Plans	
A3	Proposed Exterior Elevations	
A4	Proposed Lower, Main, Upper Level Floor Plans	
A5	Proposed Detached Garage Floor Plan, Elevations	

## **Project Information:**

Property Owner:	Nicolette Hydes 1847 6th Ave. West Linn, OR 97068 <a href="mailto:nikkihydes@gmail.com">nikkihydes@gmail.com</a>
Architect:	Iselin Architects, P.C. 1307 Seventh Street Oregon City, OR 97045 Todd Iselin, Project Architect 503-656-1942 phone <a href="mailto:todd@iselinarch.com">todd@iselinarch.com</a>
Site Address:	1847 6th Avenue West Linn, OR 97068
Tax Lot No:	6500
Map No:	3S 1E 02BA
Site Area:	5,000 sq.ft.
Zoning:	R-5 (Single Family Residential Detached and Attached/Duplex)
Comp Plan:	Medium Density Residential
Overlays:	Willamette Historic District and Willamette Historic District National Register

**Project Summary:**

**AREA CALCULATIONS:**

EXISTING LIVABLE FOOTPRINT AREA:	852 SF
PROPOSED NEW LIVING AREA:	192 SF
TOTAL PROPOSED LIVING AREA:	1,044 SF
EXISTING COVERED PORCH AREA:	180 SF
PROPOSED NEW GARAGE AREA:	352 SF
PROPOSED UNDER ROOF AREA TOTAL:	1,576 SF
EXISTING LOT AREA (50'X100'):	5,000 SF
PROPOSED TOTAL LOT COVERAGE:	31.5%

**PROJECT DESCRIPTION:**

Remodel and addition to existing two-story single family residence.

Scope of work includes the following:

- 8 ft. x two-story addition to back of house living area.
- Repair existing front porch.
- New windows and doors at existing openings and new addition – replace like-for-like.
- New Detached Garage behind existing house with access from rear alley.
- Remove existing deteriorated non-historic brick fireplace and chimney.
- New exterior finish materials – repair/replace existing siding, window & door trim, etc. as needed with like-for-like to match existing.

## **West Linn Municipal Code Compliance Response:**

### **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.

- Original form of the existing home to remain. Existing 24 ft. width of home to remain unchanged. Height of existing building (24'-6") and 10:12 roof pitch to be maintained (4:12 at existing porch roof unchanged). New roof for addition to match the existing roof. The front elevation, as viewed from 6<sup>th</sup> Avenue will maintain the same volume relative to the property and streetscape.
- New features and architectural details to match existing in keeping with the homes in the neighborhood and with the time period in which the home was built.

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.

- Existing exterior siding, windows, doors and trim appear to be original, some in need of repair or replacement. Location, proportion, type and style of features at the front elevation as seen from the streetscape to be retained.
- Existing features that appear to be original will be retained or repaired and new work will include features that match existing to the greatest extent achievable.

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 original architecture of the home will remain recognizable. Intent of all new work is to stay consistent with the period construction found in the district from around circa 1900 when the home was built. The proposed plans have been carefully designed to ensure that the Queen Anne Vernacular form and function of the original home are maintained.
- The existing paint color of the home (light medium blue with white trim) is consistent with an historically appropriate color palette and is compatible with neighboring homes in the vicinity from this period.

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.

- The poorly constructed, in-filled rear porch will be demolished and incorporated within the proposed new addition.

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 new addition and restoration will be consistent with local historic materials and features, and with the existing home's size, scale, proportion, and massing.
- The addition at the back of the house maintains the original design and roof lines of the existing structure and does not project to the sides. The rear addition does not increase the existing overall width and will primarily be visible from the alley.

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 original form of the existing home will remain intact. If the rear addition was to be removed in the future, the existing basic original structure of the home could be restored.

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 proposed addition is located entirely at the rear of the existing structure. All new features have been carefully designed to be proportional and compatible with existing in-period features. The existing building's eave/fascia lines and upper level plate heights are to be retained and remain consistent throughout the addition.
- The location, size, and height of the addition meet or exceed the requirements of the R5 zone and Willamette Historic District overlay.

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

- Existing structure height and 10:12 roof pitch to remain unchanged. New side patio *eyebrow* roof to have same 4:12 roof pitch as existing front porch roof. Rear addition roof to maintain the same 10:12 pitch and same plate heights/fascia lines.

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.

- All new and replacement roofing to be architectural composition shingles.

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.

- Existing exterior horizontal lap siding in disrepair or deteriorated to be repaired/replaced with new material to match existing profile and texture.

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.

- New exterior siding to be horizontal lap siding to match existing, like-for-like (i.e. Dutch Lap with 7" exposure). New siding material to be cedar or smooth finish fiber cement siding.



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.

- New gutters and downspouts to be prefinished metal, ogee-style to match existing.

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.

- Existing windows are old wood of varied operation and condition, some with storm windows installed. New windows to be prefinished wood clad. Color of window cladding is selected from historic color palette. Wood clad windows are consistent stylistically with windows of this period.
- Existing trim appears to be original to the house. New trim to be 1x4 painted wood, keeping with homes of this period.

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.

- New storm windows are not proposed, existing mill finish aluminum storm windows to be removed.

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.

- Existing windows are old wood of varied operation and condition, some with storm windows installed. New windows to be prefinished wood clad. Color of window cladding is selected from historic color palette. Wood clad windows are consistent stylistically with windows of this period.
- At the front rooms, windows are proposed to be replaced due to disrepair and to meet egress code at the bedrooms.
- The existing double hung windows are the basis of style and type for replacement windows and the new windows at the addition.

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.

- New doors to be wood clad or painted wood.
- New sliding french door located at the side elevation, where there is currently no access to the side yard outdoor living space, to be wood clad of matching style. The side yard is intended to be the primary outdoor seating and dining area.

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

- The house has an existing front porch in need of repair, original features will be maintained to the extent practicable.
- The existing front porch meets the front and side setback requirements.

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

- The porch does not currently have an existing balustrade and new balustrade is not proposed, since it is less than 30" above grade.

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.

- No deck is proposed.

19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that:

- No change in foundation height is proposed as part of the work.

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.

- New exterior lighting at front of home to be downlights located at the porch ceilings. At the side of the home, 1-2 wall sconces will provide shielded light for the patio. All exterior lighting to be of in-period style and compatible with the architectural character of the home.

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);

- Proposed garage to be 3'-0" from side and rear property lines.

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

- Proposed garage to be 3'-0" from side and rear property lines.

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

- Proposed detached garage is entirely in the rear yard.

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.

- Proposed garage to be 4'-0" from the proposed house addition.

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.

- Proposed garage to be approximately 18'-0" at the peak above the lowest adjacent grade. This height is proposed in order to match roof pitch of home with standard height walls at garage.

## **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 rear addition and garage are compatible in scale and mass to the adjacent properties. With the additional square footage, the home will remain average in size and consistent with homes in the neighborhood.

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

- The new addition is located at the rear of the home and is not visible from the street. The addition is oriented primarily toward the rear and large side yard at the west side of the home. The addition maintains the privacy of the residents of the adjacent properties on both sides.

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 home is a contributing structure.

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 home is a contributing structure. Alterations to the building are compatible with the historic district and are intended to maintain the consistency with existing adjacent properties that are contributing / in-period to avoid creating a false sense of history.

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).

- The home is existing. The new one-story garage is proposed with 18'-0" peak height.

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.

- Proposed alterations/addition meet or exceed requirements of the underlying zone.

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.

- The front façade of the existing home is sited +/- 24'-0" from the front property line, exceeding the minimum requirement.

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 front edge of the existing porch is +/- 19'-0" from the front property line, meeting the minimum requirement within the 6 ft. allowable encroachment.

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.

- On the east side, the existing home and proposed addition are +/- 9'-6" from the property line. The new detached garage is proposed at 3'-0" from the east side property line and 31'-0" from the west side.
- On the west side, the existing home is +/- 16'-6" from the property line. The addition aligns with the existing structure and maintains the building's current relationship to the property line.
- There are no existing projections from the house, with exception of the existing brick fireplace chimney, which is proposed to be removed. The new *eyebrow* roof, intended to provide protection from the weather for the new patio door at the west side elevation, to project 36" from the vertical face of the building.

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

- The property site is not located adjacent to a side street.

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 proposed addition to the rear of the home is +/- 29'-0" from the rear property line. The new detached garage is proposed at 3'-0" from the rear property line.

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 property is located at the center of the block, not on a corner lot.

6. Repealed by ORD 1675.

7. Building height.

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

- The existing home is two stories, +/- 24'-6" at the highest peak of the roof. The proposed highest new ridge line is approximately 27'-0" at the peak above the lowest adjacent grade.

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 one-story detached garage has been carefully designed to echo the existing house and its features, with consideration for impact to neighboring properties. By minimizing the plate ht. and the width to accommodate only one car, but still provide area in the attic space above for storage, the result is a peak ridge line at +/- 18'-0" height above adjacent grade. Attic dormers are provided to optimize space for storage with windows for design appeal. The attic storage does not have adequate headroom to be converted to an ADU.

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.

- Proposed accessory structure does not exceed height of 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.

- The existing home is 24'-0" in overall width. No change to the width is proposed.

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

- The roof pitch of the existing house is approximately 10:12 and the front porch roof is approximately 4:12. The existing roof pitch will be maintained in all proposed new work.

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.

- Garage access is proposed with overhead garage door facing the alley.

b. Parking areas.

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

- Parking area is constrained to the proposed garage at the rear of the lot.

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

- Proposed 16'-0" wide garage parking area is approximately one-third the width of the rear property line.

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)

- Parking access into the proposed garage is located from the alley.



EXISTING FRONT VIEW FROM 6th AVENUE



EXISTING RIGHT SIDE VIEW / CHIMNEY



EXISTING LEFT SIDE VIEW FROM STREET



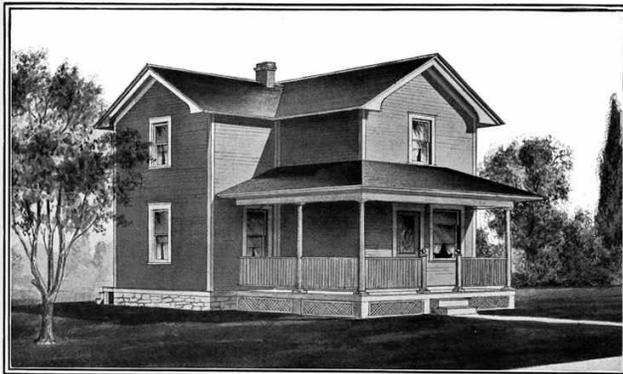
EXISTING REAR VIEW FROM ALLEY



EXISTING WINDOWS / TRIM



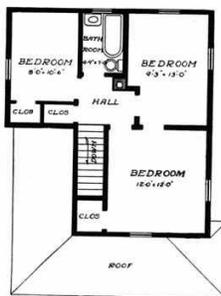
EXISTING FRONT PORCH POST DETAIL



MODERN HOME No. 159



FIRST FLOOR PLAN



SECOND FLOOR PLAN

-75-

**\$652<sup>00</sup>**

For \$652.00 we will furnish all the material to build this Six-Room Two-Story House, consisting of Lumber, Lath, Shingles, Mill Work, Ceiling, Siding, Flooring, Finishing Lumber, Building Paper, Pipe, Gutter, Sash Weights and Painting Material. NO EXTRAS, as we guarantee enough material to build this house according to our plans.

By allowing a fair price for labor, cement, brick and plaster, which we do not furnish, this house can be built for about \$1,171.00, including all material and labor.

For Our Offer of Free Plans See Page 3.

**T**HIS house is well arranged, having no waste space. Has six good size rooms, well lighted and ventilated with large windows. Is suitable for suburban or country home and has been frequently built in large numbers, proving to be a very good investment. It rents well, as it is practically two full stories high and of good appearance. It has a large front porch, 33 feet 6 inches long, with Colonial columns.

First Floor—Parlor with staircase leading to second floor. Cased openings from parlor to dining room. Has a large front window facing the street. Dining room and kitchen are of good size.

Second Floor—Has three good size bedrooms, three closets and bathroom.

At the above price we furnish a massive front door, 3x7 feet, 1 3/4 inches thick, glazed with bevel plate glass. Interior doors are five-cross panel with Nona pine stiles and rails and yellow pine panels. Clear yellow pine interior trim, such as baseboard, casing, molding and clear yellow pine staircase. Clear yellow pine flooring throughout house and porches.

This house is built on a concrete foundation, frame construction, sided with narrow bevel clear cypress siding and has cedar shingle roof.

Painted two coats outside; your choice of color. Varnish and wood filler for two coats of interior finish.

The rooms on the first floor are 9 feet from floor to ceiling; rooms on second floor, 8 feet from floor to ceiling.

This house can be built on a lot 27 feet wide.

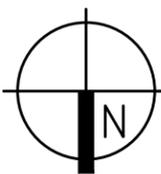
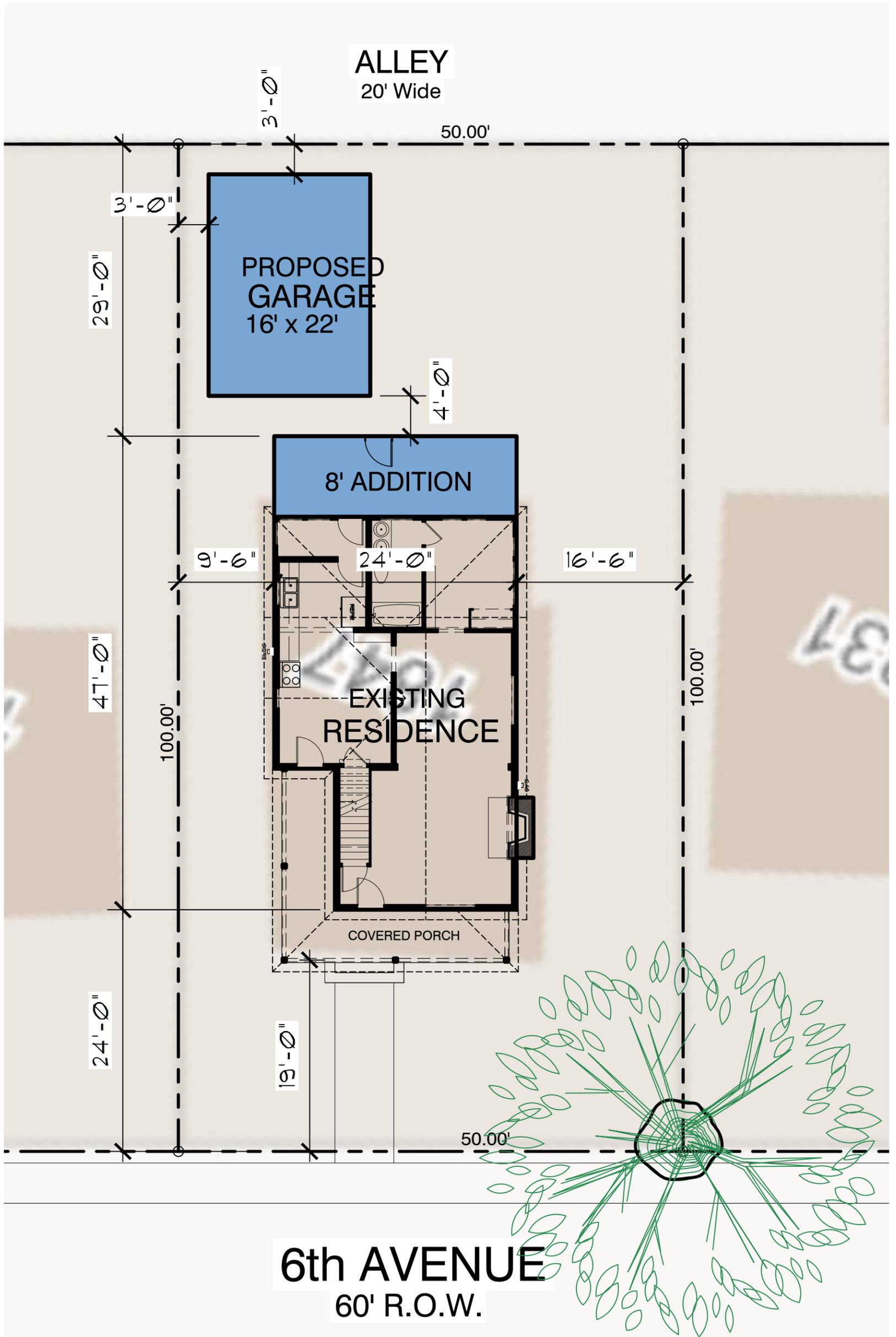
Complete Warm Air Heating Plant, for soft coal, extra.....	\$ 70.98
Complete Warm Air Heating Plant, for hard coal, extra.....	73.95
Complete Steam Heating Plant, extra.....	126.55
Complete Hot Water Heating Plant, extra.....	161.49
Complete Plumbing Outfit, extra.....	102.78

SEARS, ROEBUCK  
AND CO.



CHICAGO,  
ILLINOIS

HISTORIC REFERENCE – ORIGINAL SEARS ROEBUCK “MODERN HOME No. 159” KIT



**SITE PLAN**

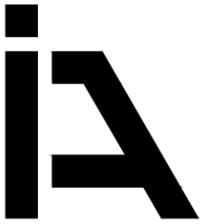
1" = 10'-0"

**HYDES RESIDENCE**  
1885 - 1847 6th Avenue WEST LINN, OR

---

**ISELIN**  
ARCHITECTS, P.C.  
1307 7th Street - Oregon City, Oregon 97045  
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1-14-2019



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503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com

NOT FOR  
PRELIMINARY  
CONSTRUCTION



EXISTING AS-BUILT  
**LEFT SIDE ELEVATION**  
( FACING EAST )



EXISTING AS-BUILT  
**FRONT ELEVATION**  
( NORTH SIDE FACING 6th AVENUE )



EXISTING AS-BUILT  
**REAR ELEVATION**  
( SOUTH SIDE FACING ALLEY )



EXISTING AS-BUILT  
**RIGHT SIDE ELEVATION**  
( FACING WEST )

a Custom Remodel for  
**Nicolette Hydes**  
1847 6th Avenue  
West Linn, Oregon

PROJ. NO. : 1885  
FILE : A-ELV  
DATE : 3/15/19

SHEET #

**A1**

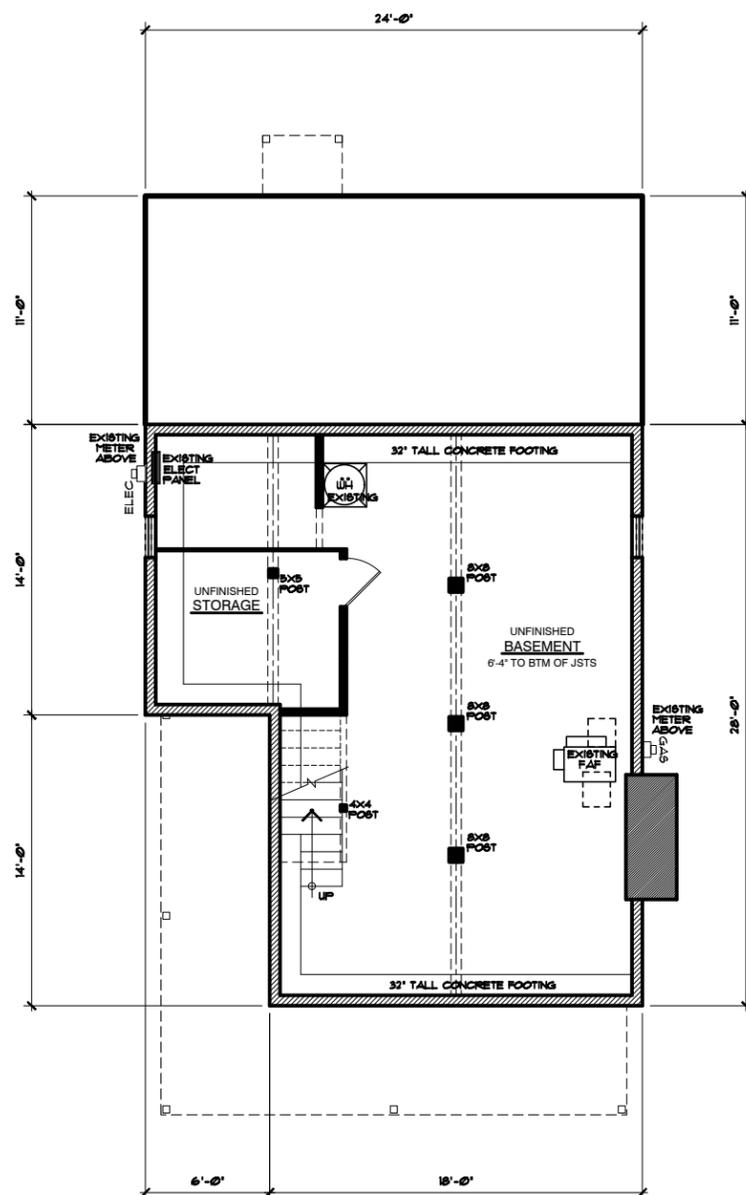
AS-BUILT  
ELEVATIONS



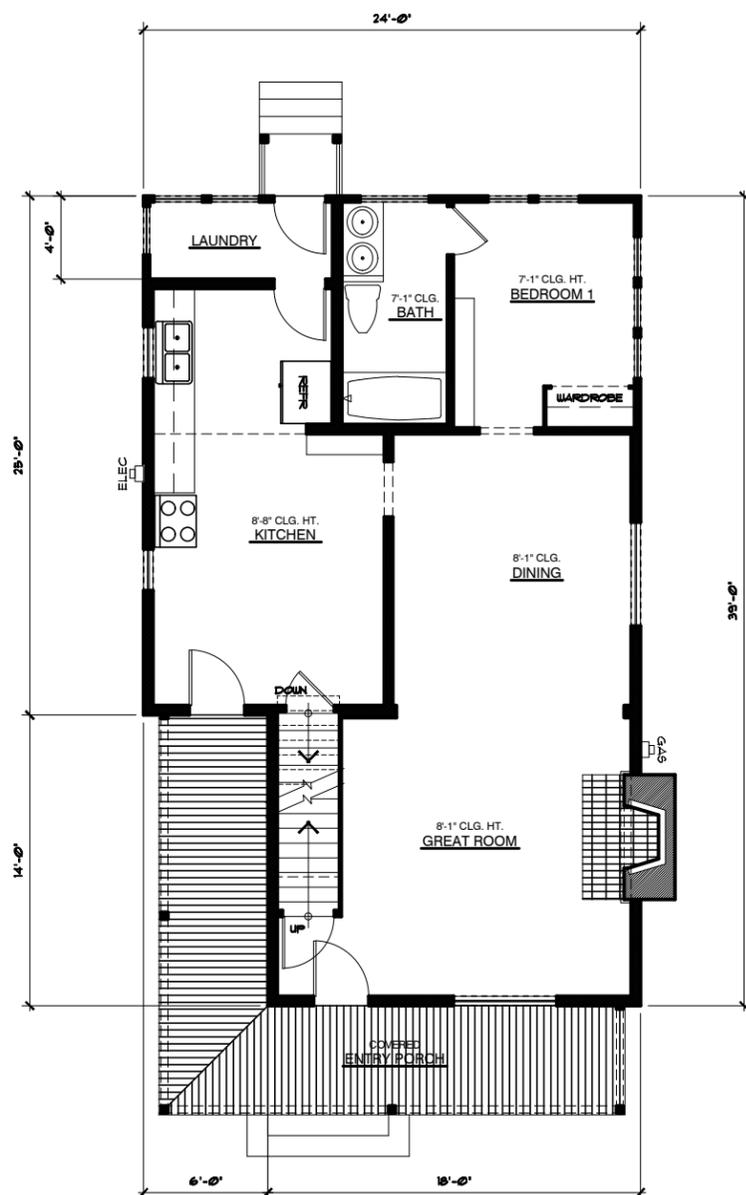
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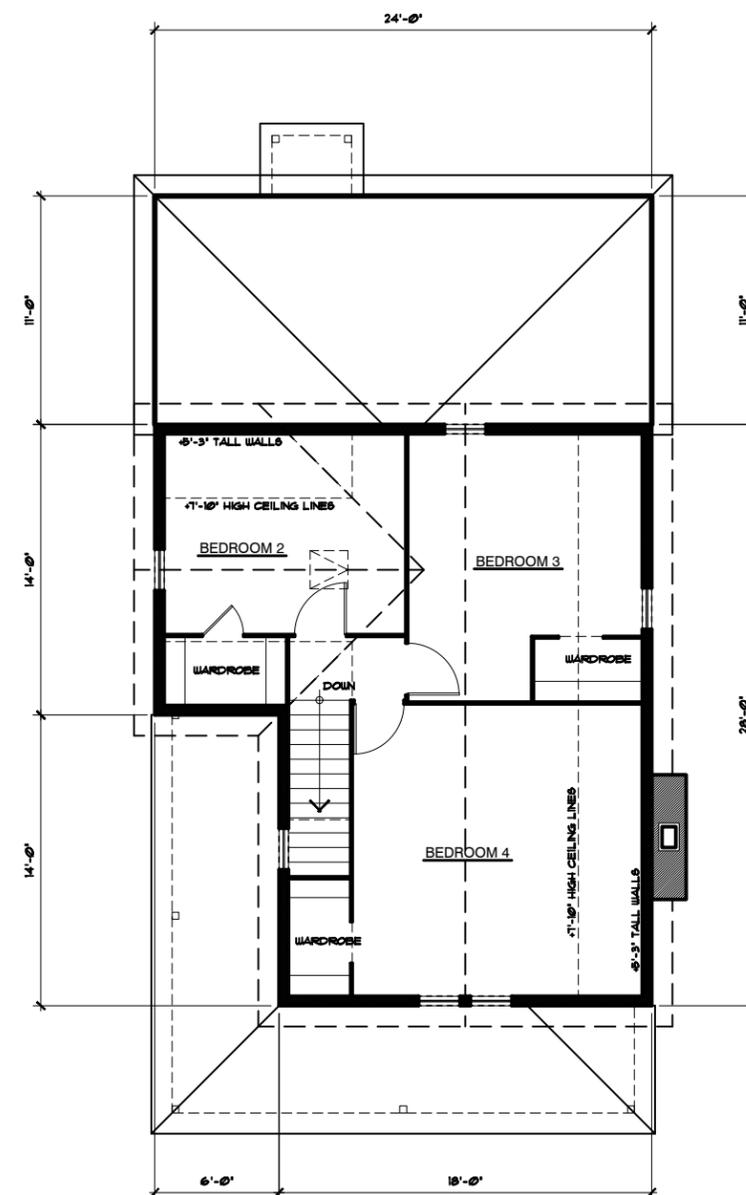
NOT FOR  
PRELIMINARY  
CONSTRUCTION



EXISTING AS-BUILT  
**LOWER LEVEL FLOOR PLAN**  
LIVABLE AREA = 988 sq.Ft. 1/4" = 1'-0"



EXISTING AS-BUILT  
**MAIN LEVEL FLOOR PLAN**  
LIVABLE AREA = 882 sq.Ft. 1/4" = 1'-0"



EXISTING AS-BUILT  
**UPPER LEVEL FLOOR PLAN**  
LIVABLE AREA = 558 sq.Ft. 1/4" = 1'-0"

a Custom Remodel for  
**Nicolette Hydes**  
1847 6th Avenue  
West Linn, Oregon

PROJ. NO. : 1885  
FILE : X-XX  
DATE : 3/15/19

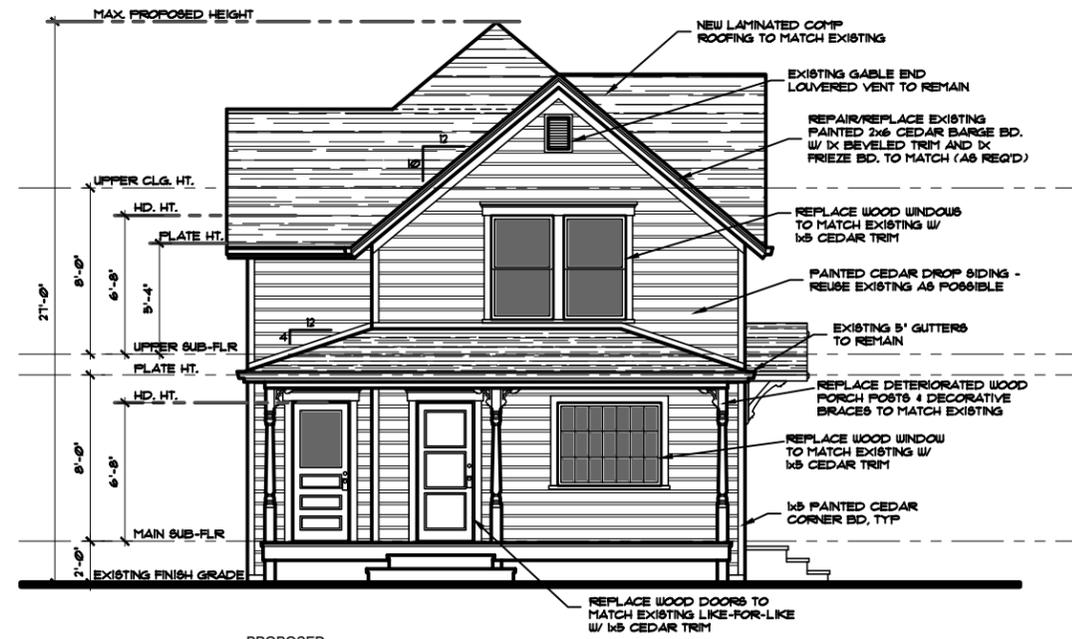
SHEET #

**A2**

PRELIM AS-BUILT PLANS



PROPOSED  
LEFT SIDE ELEVATION  
( FACING EAST )



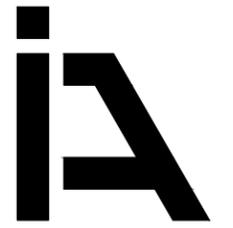
PROPOSED  
FRONT ELEVATION  
( NORTH SIDE FACING 6th AVENUE )



PROPOSED  
REAR ELEVATION  
( SOUTH SIDE FACING ALLEY )



PROPOSED  
RIGHT SIDE ELEVATION  
( FACING WEST )



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NOT FOR  
PRELIMINARY  
CONSTRUCTION

a Custom Remodel for  
**Nicolette Hydes**

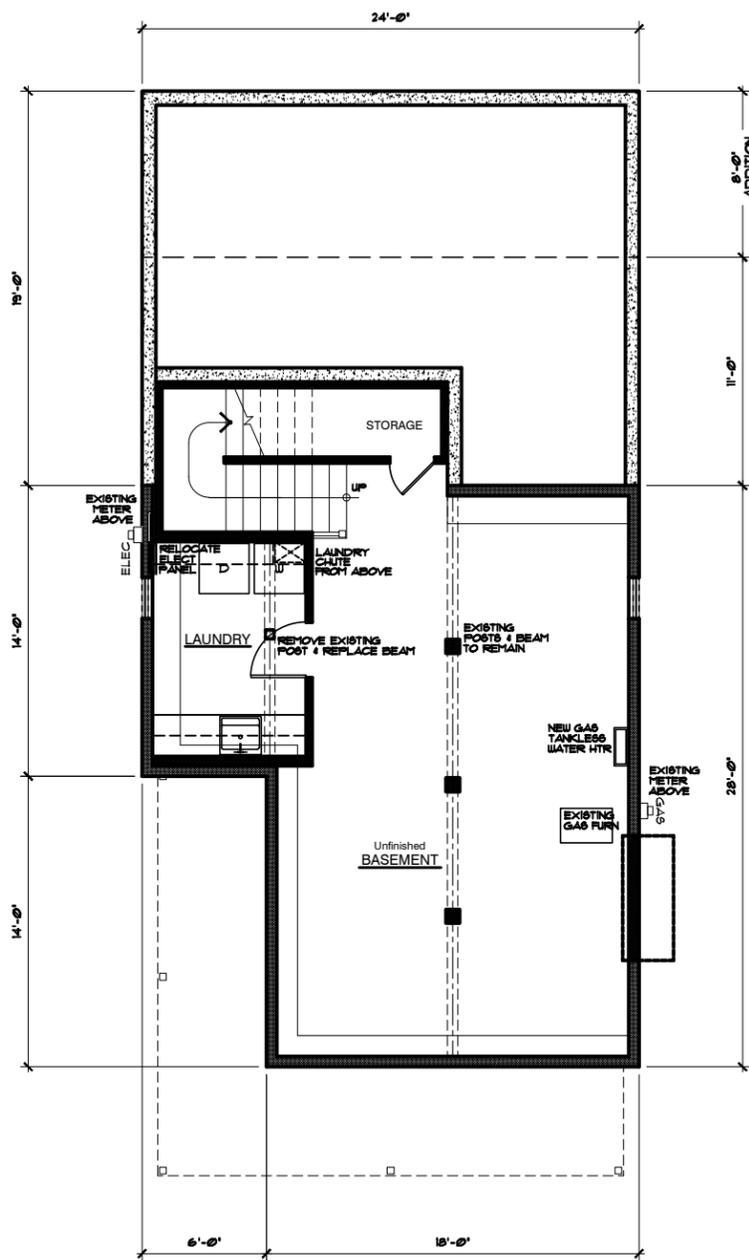
1847 6th Avenue  
West Linn, Oregon

PROJ. NO. : 1885  
FILE : A-ELV  
DATE : 3/15/19

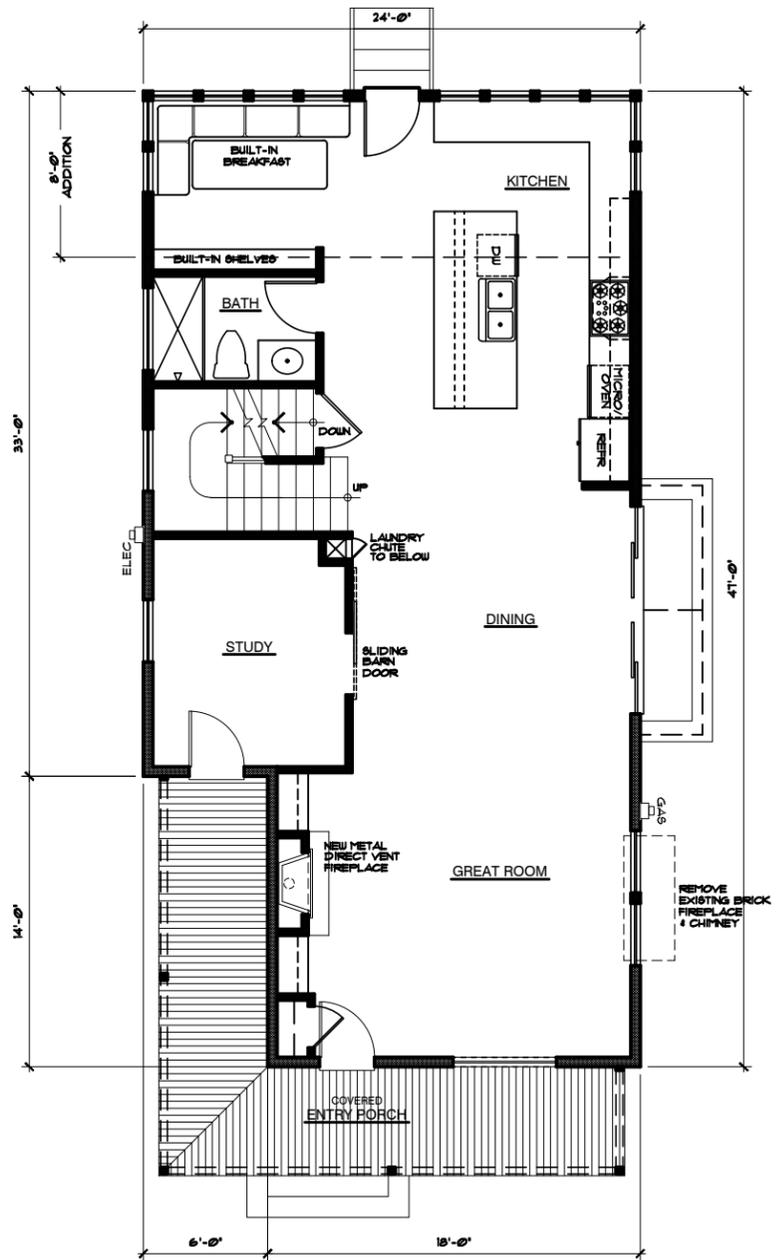
SHEET #

**A3**

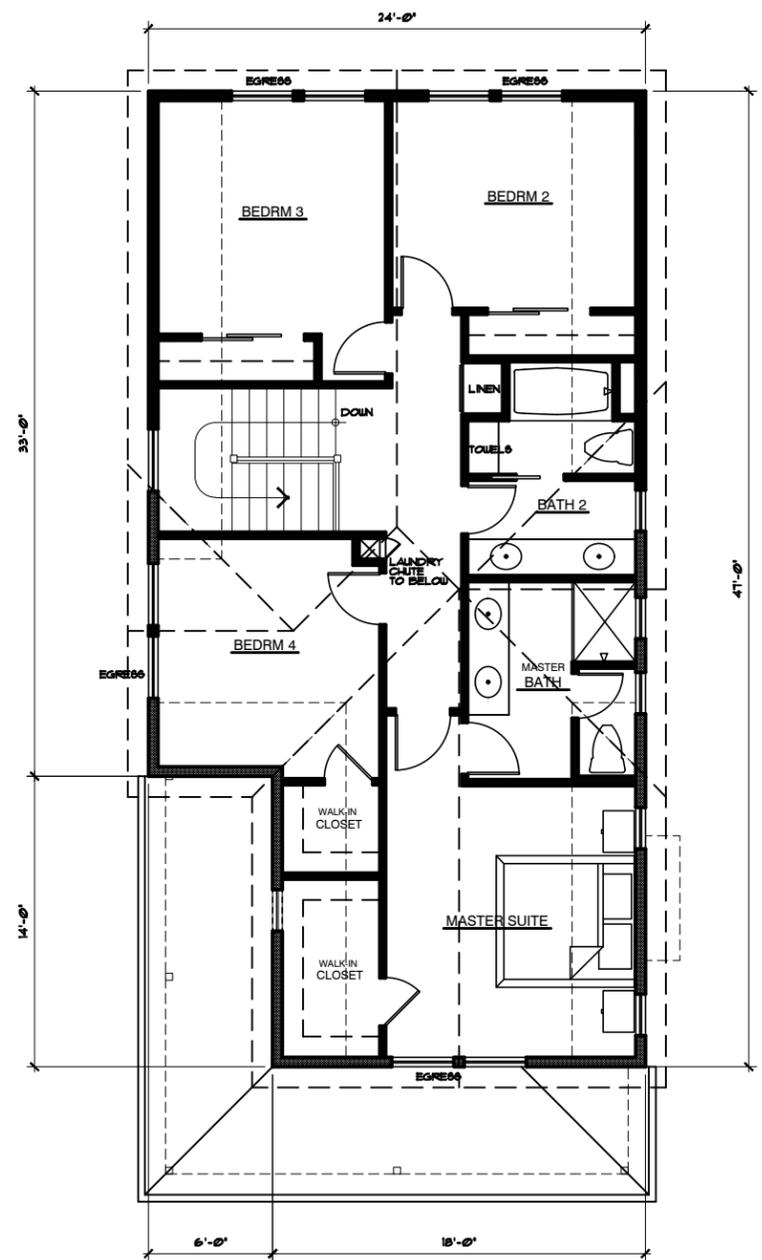
PROPOSED  
ELEVATIONS



PROPOSED  
**LOWER LEVEL FLOOR PLAN**  
 UNFINISHED AREA = 566 sq.Ft. 1/4" = 1'-0"



PROPOSED  
**MAIN LEVEL FLOOR PLAN**  
 PROPOSED FINISHED LIVABLE AREA = 1,044 sq.Ft. 1/4" = 1'-0"



PROPOSED  
**UPPER LEVEL FLOOR PLAN**  
 PROPOSED FINISHED LIVABLE AREA = 982 sq.Ft. 1/4" = 1'-0"



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NOT FOR  
 PRELIMINARY  
 CONSTRUCTION

a Custom Remodel for  
**Nicolette Hydes**  
 1847 6th Avenue  
 West Linn, Oregon

PROJ. NO. : 1885  
 FILE : X-XX  
 DATE : 3/15/19

SHEET #

**A4**

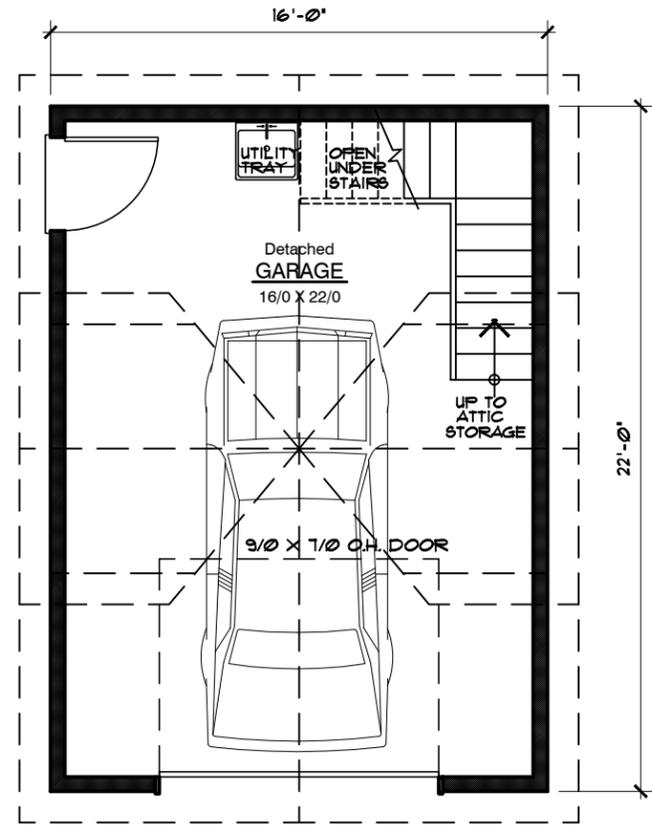
PRELIM  
 PROPOSED  
 FLOOR PLANS



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503-656-0658 fax  
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NOT FOR  
PRELIMINARY  
CONSTRUCTION



PROPOSED  
**GARAGE FLOOR PLAN**  
( ALLEY ACCESS )



PROPOSED  
**GARAGE ELEVATION**  
( WEST SIDE )



PROPOSED  
**GARAGE ELEVATION**  
( SOUTH SIDE FACING ALLEY )

a Custom Remodel for  
**Nicolette Hydes**  
1847 6th Avenue  
West Linn, Oregon

PROJ. NO. : 1885  
FILE : A-ELV  
DATE : 3/15/19

SHEET #

**A5**

PROPOSED  
DETACHED GARAGE



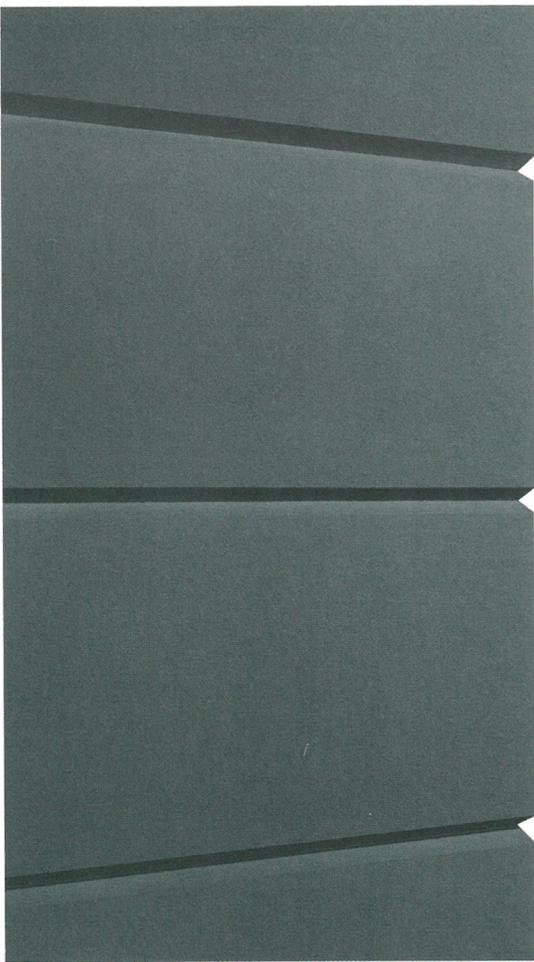
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# FROM THE BOTTOM UP

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Windows and Doors  
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## ARTISAN® V-GROOVE SIDING

- Deep v-shaped channels
- Great for vertical, horizontal and soffit applications

WIDTH  
8.25 in  
(7.0 in Exposure)

THICKNESS  
5/8 in

TEXTURE  
Smooth

FINISH  
Primed

PROFILE  
WIDTH x DEPTH  
0.5 in x 0.263 in



## ARTISAN® BEVEL CHANNEL SIDING

- Chiseled lines emphasize its deep channels
- Adds an upscale accent to every home

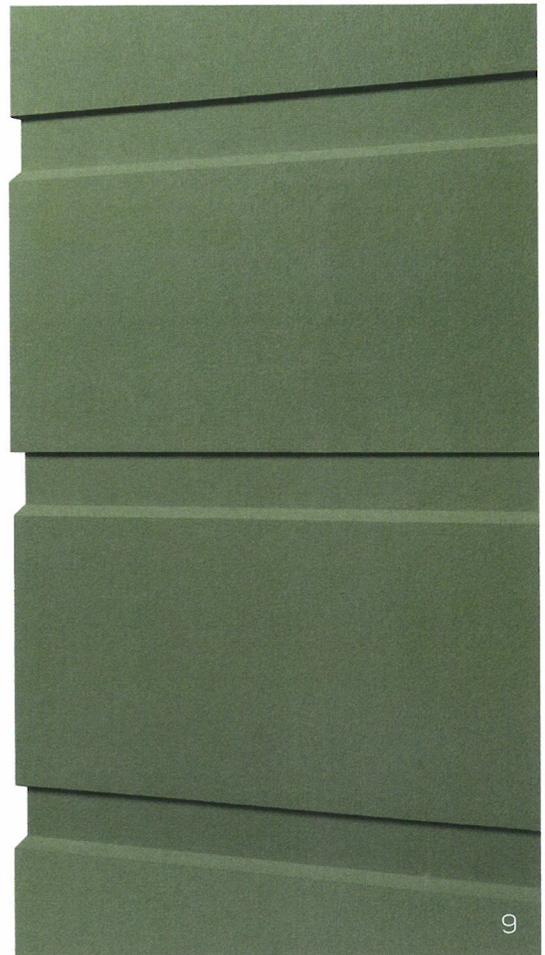
WIDTH  
10.25 in  
(9.0 in Exposure)

THICKNESS  
5/8 in

TEXTURE  
Smooth

FINISH  
Primed

PROFILE  
WIDTH x DEPTH  
1.68 in x 0.263 in





**HRB-5**



CITY OF  
**West Linn**

April 15, 2019

Nicolette Hydes  
1847 6<sup>th</sup> Ave.  
West Linn, Oregon 97068

SUBJECT: Completeness Determination for Class II Historic Design Review at 1847 6<sup>th</sup> Avenue  
(FILE: DR-19-01)

Dear Ms. Hydes:

Your application was received on March 20, 2019 and found to be **complete**. The City has 120 days to exhaust all local review; that period ends on August 13, 2019.

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.

Fourteen 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](mailto:jarnold@westlinnoregon.gov) if you have any questions or comments.

Sincerely,

Jennifer Arnold  
Associate Planner