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DEVELOPMENT REVIEW APPL	ICATION
STAFF CONTACT ) ennifer Project No(s). DR-19-0	$n^2$
NON-REFUNDABLE FEE(S)	TOTAL 100.
Type of Review (Please check all that apply):         Annexation (ANX)         Appeal and Review (AP) *         Legislative Plan or Change         Conditional Use (CUP)         Lot Line Adjustment (LLA) */**         Design Review (DR)         Minor Partition (MIP) (Preliminary Plat or Pla         Easement Vacation         Non-Conforming Lots, Uses & Structures         Extraterritorial Ext. of Utilities         Planned Unit Development (PUD)         Final Plat or Plan (FP)         Pre-Application Conference (PA) */**         Flood Management Area         Hillside Protection & Erosion Control         Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Tem         different or additional application forms, available on the City website or at City	Water Resource Area Protection/Single Lot (WAP) Water Resource Area Protection/Wetland (WAP) Willamette & Tualatin River Greenway (WRG) Cone Change
Site Location/Address:	Assessor's Map No.: 31E02BA Tax Lot(s): 7#8
1822 5th AVE WEST LINN	Total Land Area: 10,000 SF
Brief Description of Proposal: MAIN FLOOR ADDITION & UPPER I AT THE REAR OF THE HOUSE.	
Applicant Name: JOHN HASENBERG ARCHITEC	Phone: 503-281-3313
Address: 2104 NE 45TH City State Zip: FORMAND, OR 97213	johne j'harchitect. con
Owner Name (required): MARCUS MALCOM (please print) Address: 1822. 5th AVE City State Zip: NEST LINN, OR 97068	Phone: 503-830-8118 Email: Malcomm 3140gmail.com
Consultant Name: (please print) Address:	Phone: Email:
City State Zip:	
<ol> <li>All application fees are non-refundable (excluding deposit). Any overruns to depo 2. The owner/applicant or their representative should be present at all public hearing 3. A denial or approval may be reversed on appeal. No permit will be in effect until t 4. Three (3) complete hard-copy sets (single sided) of application materials must be One (1) complete set of digital application materials must also be submitted on C If large sets of plans are required in application please submit only two sets.</li> </ol>	gs. he appeal period has expired. submitted with this application. D in PDF format.
* No CD required / ** Only one hard-copy set needed	APR 17 2019
The undersigned property owner(s) hereby authorizes the filing of this application, and authorize comply with all code requirements applicable to my application. Acceptance of this application to the Community Development Code and to other regulations adopted after the application is a Approved applications and subsequent development is not vested under the provisions in place	does not infer a complete submittal, All amendments approved shall be enforced where applicable.
4/7/19 Mun	- 1/1/2019 04/11/2019
Applicant's signature <sup>7</sup> Date <sup>9</sup> Owner's signature	gnature ( <i>required</i> ) Date

Development Review Application (Rev. 2011.07)

### City of West Linn, Oregon Class II Historic Design Review:

### Marcus & Jenny Malcom Residence

1822 5<sup>th</sup> Avenue West Linn, Oregon 97068

### Site Information

Site Area: 10,000 square feet Neighborhood: Willamette Comp. Plan: Medium Density Residential Zoning: R-5 (Single-Family Residential Detached and Attached/Duplex) Overlays: Willamette Historic District Overlay Zone

#### **Project Details**

The applicant is proposing a main floor addition and an upper floor dormer (See Sheet #1, 2 &3) in the north-east rear corner of the existing "L" shaped plan at the 1822 5th Avenue property, which is in the locally designated Willamette Historic District and inside of the National Register district. The lot is zoned R-5 and is 10,000 square feet. The property is on the north side of 5th Avenue at the corner of 5th Avenue and 13th Street. The existing residence has approximately 1,715 sq. ft. of living area. Per Clackamas County Assessor data, the house was built c. 1899.

#### Process

This is a Class II Historic Design Review process with the deciding body being the Historic Review Board.

### Packet Table of Contents:

- A. Development Review Application (attached)
- B. Historical Review Written Narrative (CDC 25.060 & CDC 25.070) Historical 1899 5<sup>th</sup> Ave. Photo of Residence Photos of 2019 Existing Residence
- C. Sheet #1: As-built & Proposed Site Plan
- D. Sheet #2: As-built & Proposed Main Floor Plan
- E. Sheet #3: As-built & Proposed Upper Floor Plan
- F. Sheet #4: As-built & Proposed East & North Exterior Elevations
- G. Sheet #5: As-built & Proposed West & South Exterior Elevations

### <u>CDC 25.060:</u> 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.

The original house constructed in 1899 shall be maintained or restored to the greatest extent practicable during the construction of the proposed main floor addition, which is proposed to be built abutting the original historical building exterior walls and roof forms, infilling the northeast corner of the house.

#### 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.

Removal or alteration of historic materials and features shall be avoided during the construction of the proposed main floor addition and upper floor dormer. The only original wood window to be removed is in the east exterior wall of the existing furnace room. The existing master bath window to be removed as well as the diagonal window in the stairwell were installed as part of an addition constructed in 2016. Where practical at the location of the new construction (See Sheet #1) the existing removed lap siding, wood trim and other architectural materials will be salvaged to be used at the proposed main floor addition and upper floor dormer.

## 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 time period of original 1899 building shall remain consistent. The matching of the original historical forms, features, and materials of the proposed main floor addition and upper floor dormer were designed to be subordinate to the existing historical building's recognizable physical record of its time and place.

## 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.

There are no additional changes to the property that have acquired historical significance.

# 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 proposed one-story main floor addition and upper floor dormer will be located at the north-east rear corner of the existing "L" shaped plan thus allowing the integrity of the original 1899 building features and massing to be dominant and differentiated. The proposed upper deck above the proposed main floor addition also keeps integrity of the scale & massing of the original roof forms. The proposed main floor addition, upper floor dormer and upper deck will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the existing property. (See Sheet #4 &5)

# 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 proposed main floor addition and upper floor dormer is to be sited at the north-east rear corner of the original building. (See Sheet #A/1 & B/1) if in the future the proposed addition is removed the essential form and integrity of the historic property and its context would be unimpaired. (See Sheet #4)

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 main floor addition and upper floor dormer will be subordinate to the original building since they will be smaller in scale and to be attached at the north-east rear corner of the original "L" shaped plan where the majority of the new construction will be not visible from either street elevation. (See Sheet #1, 4 & 5) The proposed main floor addition will be one-story tall @ 12'-0" ht. and set back 24'-6"  $\pm$  from the 13<sup>th</sup> Street property line which meets the requirements of a R5 Zone within a Historic District. The upper floor dormer will be offset from the existing north gable end of the original building to not detract from the original building form. (See Sheet #4) The upper floor dormer will be minimally or not at all visible from human eye level at 5<sup>th</sup> Ave. Street and not visible from 13th Street. Architectural features of the proposed main floor addition and upper floor dormer are to be consistent with those of the original building.

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

The existing or historic building heights and roof pitches of the original building will be maintained and not effected by the proposed main floor addition and upper floor dormer attached at the north-east rear corner of the original building. (See Sheet #4 & 5)

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

The new roof materials at the proposed main floor addition and upper floor dormer will match the current existing fiberglass 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.

The existing exterior walls & lap wood siding materials will remain intact except for the (2) existing walls as part of the proposed main floor addition and where diagonal window on north gable is changed to rectangular to match existing on main floor.

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 the building style references, are not permitted.

New wood lap siding materials at the proposed main floor addition and upper floor dormer will match the original lap wood siding.

12. Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, or Kshaped 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.

The existing metal gutters and downspouts materials will remain intact. New prefinished metal gutters and downspouts at the proposed main floor addition and upper floor dormer will match the original metal gutters and downspouts in size and profile.

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.

New "Marvin" wood double hung or fixed windows and wood trim at the proposed main floor addition and upper floor dormer will match the appearance of the original wood double hung windows and wood trim in size, profile and proportions of the sash, sill, light patterns, glass color, mullions and muttins as closely as possible.

# 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.

No storm windows will be used in this project.

# 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.

One diagonal window installed in the 2016 remodel on north gable end will be changed to a rectangular window to match existing one the main floor. (See Sheet #4) No other original existing windows will be replaced in this project.

### 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 wood exterior doors will be painted wood with glass color to match original existing glass.

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

The original existing front porch will not be changed in this project.

### **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 will be added in the side or rear yard area of this project.

The proposed upper floor deck will be constructed above the proposed main floor addition and will have no additional impact on the yard.

### **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 27CDC).

The new foundation at the proposed main floor addition will not raise or lower the existing original building elevation but will align with the existing main floor elevation. (See Sheet #4)

# 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.

Any new lighting as part of the proposed project will be shielded to prevent glare and will be compatible with the architectural character of the original building. There will be no blinking, flashing or moving lighting installed.

# **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:

There is an existing detached one-story shed accessory structure located at the rear yard of the property that will remain and is not part of the work proposed. (See Sheet #1) *a. Location.* 

### 1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC25.070(C)1-4

There is no accessory structure as part of the work proposed. 2) Accessory structures on historic landmark properties must meet the setback requirements of the underlying zone and Chapter 34 CDC;

There is no accessory structure as part of the work proposed. 3) Detached accessory structures shall be in the rear yard;

There is no accessory structure as part of the work proposed. **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.* 

There is no accessory structure as part of the work proposed. 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 Chap. 34 CDC. There is no accessory structure as part of the work proposed.

**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;

There is no accessory structure as part of the work proposed. b. A structure in the front yard cannot be converted to a heated accessory structure;

There is no accessory structure as part of the work proposed. 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 CDC25.070(C)1-4) for the historic district, or the setbacks in Chapter 34 CDC for a historic landmark; There is no accessory structure as part of the work proposed.

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)

There is no accessory structure as part of the work proposed.

### <u>CDC 25.070</u>

### 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 neighboring adjacent properties are comprised of  $1 \frac{1}{2} - 2$  story homes. The original home with the proposed main floor addition and upper floor dormer will be compatible in scale and mass to the adjacent properties since it will continue to be a 1 1/2 story home in context with the neighboring adjacent properties.

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

The proposed main floor addition and upper floor dormer will be located at the north-east rear corner of the original "L" shaped plan and will be minimally visible from the streets. The existing detached one-story shed accessory structure blocks most of the view to the northern adjacent neighbor's existing garages. The east side of the proposed main floor addition will be located  $47^{\circ}$ -6"± from the eastern adjacent neighbor which maintains the same level of privacy as the original building. (See Sheet #1)

# 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 original building is in period; this standard is not applicable to our project.

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 original building is in period; this standard is not applicable to our project.

**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 standards for new construction listed in CDC 25.070 (B)1-3 do not apply to the proposed main floor addition and upper floor dormer as the proposed construction is an addition to an existing home, not 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.

The proposed main floor addition and upper floor dormer located at the north-east rear corner of the original building is behind the  $20^{\circ}-0^{\circ}$  front yard setback. (See Sheet #1)

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 existing front porch meets this standard and is not part of the proposed project. (See Sheet #1)

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

The proposed main floor addition will be located  $\pm 47'$ -6" from the east property line at the east side yard respecting the 5'-0" side yard setback. (See Sheet #1)

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

The proposed main floor addition and upper floor dormer will not have any bays, porches and chimneys that would be applied to this standard.

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.

There is no accessory structure as part of the work proposed. 3. Side street setback. Setbacks from side streets shall be 10 feet for both developed and undeveloped streets, except:

The proposed main floor addition will be located  $\pm 24$ '-6" from the property line at the side street respecting the side street setback. (See Sheet #1)

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

The proposed main floor addition and upper floor dormer will not have any bays, porches and chimneys that would be applied to this standard.

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

There is no accessory structure as part of the work proposed.

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 main floor addition will be located  $\pm 21^{\circ}$ -7" from property line at the rear respecting the rear yard setback. The existing detached one-story shed accessory structure will remain unchanged by this project

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 original building orientation exists. The proposed main floor addition and upper dormer will maintain the original orientation for the corner lot. (See Sheet #1)

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. The standard does not apply since the property is an existing lot.

#### 7. Building height.

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

The proposed heights for the main floor addition  $(\pm 12'-0)$  and upper dormer will not exceed the original building heights of  $(\pm 22'-0'')$  house and  $(\pm 28'-0'')$  cupola. Both new and original heights meet the standards. (See Sheet #4 & 5)

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.

There is no accessory structure as part of the work proposed.

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

There is no accessory structure as part of the work proposed.

*c. Accessory structures shall not exceed the height of the primary dwelling.* There is no accessory structure as part of the work proposed.

### 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 original building width remains unchanged by the proposed main floor addition and upper dormer construction.

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

The proposed main floor addition and upper floor dormer will have roof pitches in keeping with the original building roof pitches. The original roof pitches are 12:12 at the main gable ends but are much shallower than 6:12 at other original roof locations. The proposed roof pitch at the main floor addition will match the original front porch low roof pitch. (See Sheet #A/4 & C/4) The proposed roof pitch at the upper dormer will be determined by creating legal head height at rebuilt stair due to non-conforming head height and width at existing stair. (See Sheet #3) In addition, the roof profile at the proposed upper dormer will approximate the 4:12 roof pitch profile of the existing original dormer on the west side of the ridge. (See Sheet #B/4 & D/4)

### 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.

No proposed changes or additions for garages as part this project. (See Sheet #1)

### b. Parking areas.

There is an existing driveway at the north-west corner of the property. (See Sheet #1)

1) No residential lot shall be converted solely to parking use. The lot is not being converted for solely parking

2) No rear yard area shall be converted solely to parking use. The rear yard is not being converted for solely parkin3) 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 an existing driveway at the north-west corner of the property, parking can be accessed from there.



5<sup>th</sup> Avenue Original home c. 1899



5<sup>th</sup> Avenue Current home – South View -2019



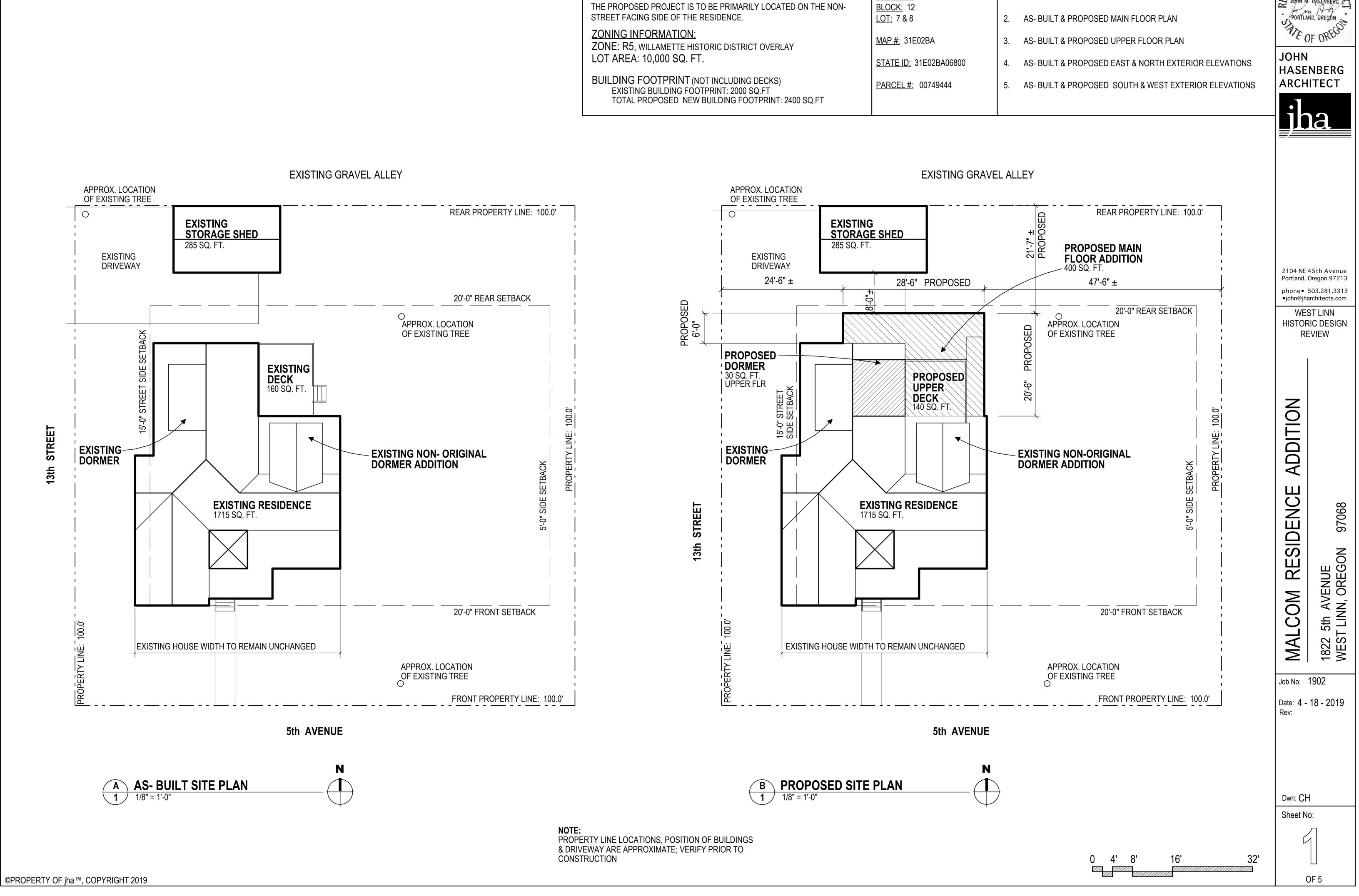
North View -2019



North-West View -2019



13<sup>th</sup> Street -West View -2019



PROJECT SCOPE:	PROPERTY DESCRIPTION:	SHEET INDEX:	SERED ARC
THE PROPOSED PROJECT CONSISTS OF A MAIN FLOOR ADDITION, UPPER FLOOR DORMER AND UPPER DECK AREA FOR AN EXISTING RESIDENCE. THE PROPOSED PROJECT IS TO BE PRIMARILY LOCATED ON THE NON-	TAX ROLL: WILLAMETTE FALLS BLOCK: 12	1. AS- BUILT & PROPOSED SITE PLAN	ACHIN M. HASENBERG
STREET FACING SIDE OF THE RESIDENCE.	<u>LOT:</u> 7 & 8	2. AS- BUILT & PROPOSED MAIN FLOOR PLAN	PORTLAND, DREGON
ZONING INFORMATION: ZONE: R5, WILLAMETTE HISTORIC DISTRICT OVERLAY	<u>MAP #:</u> 31E02BA	3. AS- BUILT & PROPOSED UPPER FLOOR PLAN	THE OF ORECO
LOT AREA: 10,000 SQ. FT.	STATE ID: 31E02BA06800	4. AS- BUILT & PROPOSED EAST & NORTH EXTERIOR ELEVATIONS	JOHN
BUILDING FOOTPRINT (NOT INCLUDING DECKS) EXISTING BUILDING FOOTPRINT: 2000 SQ.FT	PARCEL #: 00749444	5. AS- BUILT & PROPOSED SOUTH & WEST EXTERIOR ELEVATIONS	HASENBERG ARCHITECT
TOTAL PROPOSED NEW BUILDING FOOTPRINT: 2400 SQ.FT			
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