

STAFF REPORT FOR THE HISTORIC REVIEW BOARD

FILE NUMBER:

DR-19-02

HEARING DATE:

May 21, 2019

REQUEST:

Class II Historic Design Review -400 square foot addition, 140 square foot

deck, and second story dormer addition are proposed to the existing single-

family home at 1822 5th Avenue.

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

Planning Manager's Review ___



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GENERAL INFORMATION

APPLICANT: John Hasenberg

2104 NE 45th

Portland, OR 97213

OWNER: Marcus Malcom

1822 5th Ave

West Linn, OR 97068

SITE LOCATION: 1822 5th Ave

LEGAL

DESCRIPTION: Clackamas County Assessor's Map 3-1E-02BA, Tax Lot 6800

SITE SIZE: 10,000 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 30, 2019. The 120-day maximum application

processing period ends on August 28, 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 north side of 5th Avenue, between 12th and 13th Streets. It is approximately two blocks south of Willamette Falls Drive and a block west of the Willamette Primary School. The residence was built c. 1899 and is a Victorian Style home.

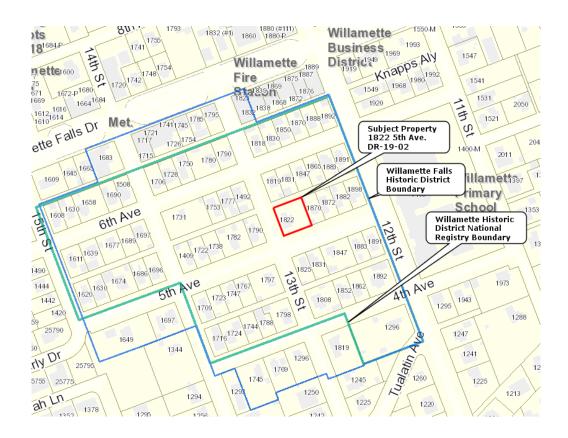
The applicant is proposing a 400 square foot addition to the back of the existing home. The addition will use similar features of the original home to blend the new and old structures. The applicant is also proposing to add a second-story dormer on the back of the home using similar features as the existing dormers. In addition, the applicant is proposing a 140 square foot deck above the single-story back addition. A window installed during a 2016 remodel on the north (back) elevation will be replaced with the addition.

APPROVAL

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

BACKGROUND

The subject property is 1822 5th Avenue and located in the Willamette neighborhood between 12th and 13th Streets. It is located within both the Local and National Willamette Historic Districts.



<u>Site Conditions</u>: The lot currently accommodates a contributing single family house, constructed c. 1899 and an accessory structure in the rear yard. The property was included in the 1984 Clackamas County Cultural Resource Inventory (Clackamas County Inventory) and the City's 2006 Reconnaissance Level Survey. The survey forms are attached as Exhibit HRB-3.

The residence is constructed in the Queen Anne style. It has a cross gable roof with decorative shingles in the gable ends. When the structure was entered into the Clackamas County Cultural Resource Inventory the exterior, original wood siding was covered by asphalt shingles. A previous owner of the property, removed the asphalt shingles to expose the original wood siding. The main entrance has an encircling porch with a flat roof supported by plain posts with consoles and pendants from cornices.

The subject property received approval for an addition to the back of the home, a new deck, rebuild front porch, new windows, and a rebuilt accessory structure in the rear of the property (Planning File No. DR-16-05).



South (Front) Elevation

North (Rear) Elevation



East Elevation

West Elevation

<u>Project Description:</u> The applicant is proposing a main floor addition to the north (back) side of the home in the same location of a current deck. The applicant is also proposing a second floor dormer.

<u>Surrounding Land Use</u>: The subject property is in the middle of the Historic District. The surrounding properties are all zoned R-5.

<u>Public comments.</u> 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-19-02 subject to the following proposed condition:

1. <u>Site Plan, Elevations, and Narrative.</u> The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-4.

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS DR-19-02

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 existing historic home 1,715 square feet, and after proposed addition the home became 2,115 square feet. The proposed addition will increase the square footage of the home by 400 square feet and add an upstairs 140 square foot deck. The maximum FAR is 4,500 square feet, and the existing home with proposed addition is below this requirement. The existing home with addition occupies approximately 24% 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 4).

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 <u>25.080</u>.

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 of the north elevation is a 400 square foot addition. The materials proposed by the applicant are consistent with the existing materials and architectural details. All other exterior features have and are proposed to be restored. The front elevation will remain the same. 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. All trim, siding and other architectural features will be salvaged and repurposed on the addition and dormer, to the greatest extent possible. This criterion is met.

3. Time period consistency. Buildings shall be recognizable as a physical record of their time and place. Alterations which have no historical basis or which seek to create a false sense of historical development are not allowed.

Staff Finding 6: The proposed addition to the rear of the home will not be seen from the front elevation. Staff adopts the applicant's findings on page 3, related to the time period consistency, of the applicant's submittal. 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. The previous alterations have not acquired historic significance. 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 3 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 single-story addition is 12 feet tall and the existing home has a height of 22 feet (excluding the cupola). The addition will be structurally attached to the rear of the home. The proposed dormer will be added to the back side of the home and will not exceed the height of the existing home. This criterion is met.

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

Staff Finding 11: Elevation renderings (sheet 4 of applicant's submittal) of the home show a matching roof pitch from the original home. The addition will be lower in height than the existing home. There is no proposed change in height of the existing home. 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 and dormer will have the same roofing materials as the original home. 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 existing wood lap siding will remain intact except for the two walls that will be part of the addition. There is a diagonal window on the north gable that is proposed to be changed to match existing windows on the main floor. Materials removed from exterior walls for the addition will be repurposed to the greatest extent possible. 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 and dormer 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 and dormer will match the K-shaped 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: The proposed addition and dormer windows will replicate the appearance of existing, wood windows on the original home as close as possible. The applicant will match the original window trim and sill. This criterion is met.

14. Storm windows. Storm windows shall be made of painted wood, baked enamel, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building.

Staff Finding 17: No storm windows are proposed. This criterion 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: One diagonal window on the rear of the house was installed as part of a 2016 remodel is proposed to be replaced with a rectangular window to match existing the existing window on the main floor. See sheet 4 of the applicant's submittal. No other original windows are proposed to be replaced.

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 wood exterior doors are proposed. The doors will be painted and have glass colored to match original existing glass. This criterion is met.

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

Staff Finding 20: No new porches are proposed. This criterion does not apply.

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

Staff Finding 21: The applicant proposes a 140 square foot second story deck directly behind the existing house. This criterion is met.

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

a. The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or b. That it is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27 CDC).

Staff Finding 22: The foundation of the proposed addition will match existing foundation. This criterion is met.

19. 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. 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 <u>34</u> CDC:

Staff Finding 24: No proposed changes to the existing accessory structure. This criteria does not apply.

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 8 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 <u>25.060</u> and <u>25.070</u>. 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 <u>25.060(A)</u>; 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 <u>58</u> 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:
 - 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 (5 foot setback required per R-5 zone). The proposed addition is 47.5 feet from the interior side property line. No bays, porches, or chimneys are proposed with this application. These criteria are met.

- 3. Side street setback. Setbacks from side streets shall be 10 feet for both developed and undeveloped streets, except:
 - 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: The addition to the rear of the home is setback 24.5 feet from the 13th Street side property line. The applicant does not propose any bays, porches, chimneys or other projections into the side yard setbacks. This criteria is met.

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

Staff Finding 30: The proposed addition to the back of the home does not encroach into the 20 foot rear yard setback. The addition is 21 feet 7 inches from 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.

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.
 - 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 <u>41</u> CDC.
 - d. Accessory structures shall not exceed the height of the primary dwelling.

Staff Finding 33: The home is currently 22 feet in height and the cupola is approximately 28 feet in height. The proposed addition is 12 feet in height. The proposed dormer will not exceed the existing 22 feet of the existing roof. There is no proposed change to the roof pitch or height of the existing home (see Staff Finding 11). 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: The existing home has a variety of roof pitches from 12:12 at each gable end to 6:12 in other original roof sections. The proposed addition will match the roof pitch of the front porch. The proposed dormer will match the existing 4:12 pitch of the other dormer on this 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: No accessory structures or garages are proposed with this application. These criteria do not apply.

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 <u>75</u> 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.

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-19-02 Applicant's Name John 4 | lasenberg, Architect |
|---|---|
| Development Name Scheduled Meeting/Decision Date 5-2/-19 | |
| NOTICE: Notices were sent at least 20 days prior to the schede 99.080 of the Community Development Code. (check below) | uled hearing, meeting, or decision date per Section |
| 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 99.080 of the Community Development Code. (date) (signed) | |
| <u>NOTICE</u> : Notices were sent at least 14 days prior to the schede 99.080 of the Community Development Code. (check below) | uled hearing, meeting, or decision date per Section |
| TYPE B | |
| A. The applicant (date) 5-3-19 B. Affected property owners (date) 5-3-19 | (signed) 5. Shine (signed) 5. Shine |
| B. Affected property owners (date) 5-3-19 | (signed) 5. Shine |
| C. School District/Board (date) | (signed) |
| D. Other affected gov't. agencies (date) | (signed) |
| D. Other affected gov't. agencies (date) E. Affected neighborhood assns. (date) 5-3-19 (ALL) | (signed) 5 Shryl |
| Notice was posted on the City's website at least 10 days prior to the Date: $5-3-19$ | |
| STAFF REPORT mailed to applicant, City Council/Planning Coprior to the scheduled hearing. (date) 5/9/19 (signed) | |
| FINAL DECISION notice mailed to applicant, all other particular surveyor's office. | es with standing, and, if zone change, the County |
| (date) (signed) | |
| | |

p:\devrvw\forms\affidvt of notice-land use (9/09)

CITY OF WEST LINN HISTORIC REVIEW BOARD PUBLIC HEARING NOTICE FILE NO. DR-19-02

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 add an addition and an upper floor dormer to the rear of the existing home at 1822 5th Avenue.

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 6800, 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/1822-5th-avenue-class-ii-historic-design-review-remodeladdition-existing-single-family-0. 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 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.

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Map scale is approximate. Source: West Linn GIS (Geographic Information System) MapOptix. 1822 5th Avenue Notification Map 5th Ave 10th St 8th Ct **Notified Property Owners** 300' Buffer Line 1860 1840 1888 1007 **Project Site** West Linn Map created by: SSHRUYER Date Created: 29-Apr-19 01:28 PM Scale 1:3,600 - 1 in = 300 ft Scale is based on 8-1/2 x 11 paper size Feet 150

WEST LINN GIS



CITY OF WEST LINN NOTICE OF UPCOMING HISTORIC REVIEW BOARD HEARING

PROJECT # DR-19-02 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.

Oregon Historic Site Record

LOCATION AND PROPERTY NAME

1822 SW 5th Ave historic name: **Baker House**

West Linn, Clackamas County current/other names: Baker, Benjamin & Mary Ann, House; Miller-Baker House assoc addresses: block/lot/tay lot.

date indiv listed:

location descr: twnshp/rng/sect/qtr sect: 1S 1E 19 BA

PROPERTY CHARACTERISTICS

c.1899

resource type: Building height (stories): total elig resources: total inelig resources:

elig evaluation: eligible/significant NR Status: Listed in Historic District prim constr date:

second date: primary orig use: Single Dwelling orig use comments:

second orig use:

primary style: Queen Anne prim style comments: secondary style: Vernacular sec style comments:

primary siding: Shingle siding comments: Covered with asphalt shingles. Decorative shingles in secondary siding: gable peak.

plan type: Crosswing architect: builder:

comments/notes:

GROUPINGS / ASSOCIATIONS

Survey/Grouping Included In: Type of Grouping **Date Listed Date Compiled** West Linn Selective RLS 2011 Survey & Inventory Project 2011 West Linn Survey- Willamette Conservation District Survey & Inventory Project 2006 West Linn, Willamette Falls Neighborhood, RLS 2008 Survey & Inventory Project 2008 Willamette Historic District **Listed Historic District** 09/24/2009 2008

SHPO INFORMATION FOR THIS PROPERTY

NR date listed: N/A 106 Project(s): None ILS survey date: **Special Assess**

None Project(s): **RLS** survey 03/17/2006 date: **Federal Tax** None Project(s):

ARCHITECTURAL / PROPERTY DESCRIPTION

(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)

Main Entrance: Encircling porch with flat roof supported by plain posts with consoles and pendants from cornice (?). Notes: Turret with flared tent roof, weather vane, bracketed eaves and paired 1/1 double-hung windows. Brick foundation. Land for the town of Willamette was purchased from B.F. Baker by the Willamette Falls Electric Company, predecessor of Portland General Electric. Baker stipulated that 12th Street run from town to the river to allow residents access to the docks.

(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)

The house at 1822 5th Ave. was constructed in 1899. This house was known as the Miller-Baker House for its association with Charles Miller and the Baker family. Edwin Woodworth, principal and superintendent of Willamette School for many years also owned this home.

RESEARCH INFORMATION

Title Records Census Records **Property Tax Records** Local Histories Sanborn Maps **Biographical Sources** SHPO Files Interviews Obituaries Newspapers State Archives

Historic Photographs City Directories **Building Permits** State Library

Local Library: **University Library: Historical Society:** Other Respository:

Bibliography:

Cultural Resource Survey Form: CLACKAMAS COUNTY 1. D. NUMBER WL-2-58 STUDY AREA: West Linn PHOTO INFORMATION: ROLL: XXX LEGAL! T. 3 R. 1E SEC. 2BA TAX (LOTS); 6800 FRAME: 8 ZONE IDENTIFICATION: common / HISTORICAL NAME : Baker Residence ADDRESS: 1822 S.W. 5th Avenue CURRENT OWNER: EDWIN A. WOOD AREA: West Linn EDWIN A. WOODWORTH USE: Residence duner's Appress: same West Linn ORIGINAL OWNER! BENJAMIN and MARY ANN BAKER USE; Residence AREA OF SIGNIFICANCE; TOWN: X COUNTY: CITY: NATION: HISTORIC INTEREST THEME: Architecture - 19th Century DATE: ca. 1895 OBSCRIPTION: Land for the town of Willamette was purchased from B. F. Baker by the Willamette Falls Electric Company, predecessor of Portland General Electric. Baker stipulated that 12th Street run from town to the river to allow residents access to the docks. ARCHITECTURAL INTEREST: STYLE: Queen Anne Vernacular STORIES: 1 1/2 ca. 1895 CONDITION: Good ARCHITECT: SIDING: Covered with asphalt shingles. Decorative shingles in gable peak. DOORS: Door gable. DOORS: Paneled with flash glass. WINDOWS: Appear to be replaced. Diamond windows on east elevation. MAIN ENTRANCE: Encircling porch with flat roof supported by plain posts with consoles and pendants from cornice (?). MOTES: Turret with flared tent roof, weather vane, bracketed eaves and paired 1/1 double-hung windows. Brick foundation. BIBLIOGRAPHY: DATE: 1/16/84 RECORDER: BORGE/ALTIER



| For Office Use Only STAFF CONTACT PROJECT NO(5). | |
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| | -02 |
| NON-REFUNDABLE FEETS REFUNDABLE DEPOSIT(S) | TOTAL 100. OC |
| pe of Review (Please check all that apply): | |
| Annexation (ANX) Historic Review | Subdivision (SUB) |
| Appeal and Review (AP) * Legislative Plan or Change | Temporary Uses * |
| Conditional Use (CUP) Lot Line Adjustment (LLA) */** Design Review (DR) Minor Partition (MIP) (Preliminary Plat or P | Time Extension * Plan) Variance (VAR) |
| Easement Vacation Non-Conforming Lots, Uses & Structures | , |
| Extraterritorial Ext. of Utilities Planned Unit Development (PUD) | Water Resource Area Protection/Wetland (WAP) |
| Final Plat or Plan (FP) Pre-Application Conference (PA) */** Flood Management Area Street Vacation | Willamette & Tualatin River Greenway (WRG) Zone Change |
| Hillside Protection & Erosion Control | |
| Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Tedifferent or additional application forms, available on the City website or at C | |
| te Location/Address: | Assessor's Map No.: 31E02BA |
| The state of the s | Tax Lot(s): 7#8 |
| 1822 5th AVE WEST LINA | Total Land Area: 10,000 SF |
| rief Description of Proposal: INAIN FLOOR APPITION & UPPER AT THE REAR OF THE HOUSE. | FLOOR DORMER |
| pplicant Name: JOHN HASENBERG ARCHITEC | T Phone: 503-281-3313 |
| ddress: 2104 NE 45TH | Email: |
| ty State Zip: POKTRAD OR 97213 | johne j'harchitect. C |
| wner Name (required): MANCUS MALCOM | Phone: 503-830-8118 |
| ddress: 1822, 5th AVE | Email: |
| ty State Zip: NEST UNN, OR 97068 | malcomm314egmail. |
| onsultant Name: | Phone: |
| (please print) Idress: | Email: |
| | Lillali. |
| ry State Zip: | The Control of the Co |
| All application fees are non-refundable (excluding deposit). Any overruns to deposit the owner/applicant or their representative should be present at all public hear | THE RESERVE TO A STATE OF THE PARTY OF THE P |
| . A denial or approval may be reversed on appeal. No permit will be in effect unti | il the appeal period has expired. |
| Three (3) complete hard-copy sets (single sided) of application materials must | be submitted with this application. |
| Three (3) complete hard-copy sets (single sided) of application materials must lone (1) complete set of digital application materials must also be submitted on | be submitted with this application. 1 CD in PDF format. |
| Three (3) complete hard-copy sets (single sided) of application materials must also be submitted on If large sets of plans are required in application please submit only two sets. | be submitted with this application. |
| Three (3) complete hard-copy sets (single sided) of application materials must lone (1) complete set of digital application materials must also be submitted on If large sets of plans are required in application please submit only two sets. O CD required / ** Only one hard-copy set needed The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes with all code requirements applicable to my application. Acceptance of this application is the Community Development Code and to other regulations adopted after the application is | be submitted with this application. APR 17 2019 rizes on site review by authorized staff. Thereby agree to on does not infer a complete submittal. All amendments is approved shall be enforced where applicable. |
| If large sets of plans are required in application please submit only two sets. o CD required / ** Only one hard-copy set needed the undersigned property owner(s) hereby authorizes the filing of this application, and author comply with all code requirements applicable to my application. Acceptance of this application of the Community Development Code and to other regulations adopted after the application is approved applications and subsequent development is not vested under the provisions in place. | be submitted with this application. APR 17 2019 rizes on site review by authorized staff. Thereby agree to on does not infer a complete submittal. All amendments is approved shall be enforced where applicable. |

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

Marcus & Jenny Malcom Residence

1822 5th 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 5th 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

CDC 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.

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" ± from the 13th 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 5th 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, or 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.

CDC 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 neighboring adjacent properties are comprised of 1 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'-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'-0" 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 ± 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 ± 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 ± 21 '-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 (± 12 '-0) and upper dormer will not exceed the original building heights of (± 22 '-0") house and (± 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 nonconforming 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.



5th Avenue Original home c. 1899



5th Avenue Current home – South View -2019



East View -2019



North View -2019



North-West View -2019



13th Street -West View -2019

THE PROPOSED PROJECT CONSISTS OF A MAIN FLOOR ADDITION, UPPER TAX ROLL: WILLAMETTE FALLS FLOOR DORMER AND UPPER DECK AREA FOR AN EXISTING RESIDENCE. AS-BUILT & PROPOSED SITE PLAN THE PROPOSED PROJECT IS TO BE PRIMARILY LOCATED ON THE NON-BLOCK: 12 STREET FACING SIDE OF THE RESIDENCE. <u>LOT:</u> 7 & 8 2. AS-BUILT & PROPOSED MAIN FLOOR PLAN **ZONING INFORMATION:** MAP #: 31E02BA AS-BUILT & PROPOSED UPPER FLOOR PLAN ZONE: R5, WILLAMETTE HISTORIC DISTRICT OVERLAY JOHN LOT AREA: 10,000 SQ. FT. <u>STATE ID:</u> 31E02BA06800 AS-BUILT & PROPOSED EAST & NORTH EXTERIOR ELEVATIONS **HASENBERG** BUILDING FOOTPRINT (NOT INCLUDING DECKS) **ARCHITECT** PARCEL #: 00749444 5. AS-BUILT & PROPOSED SOUTH & WEST EXTERIOR ELEVATIONS EXISTING BUILDING FOOTPRINT: 2000 SQ.FT TOTAL PROPOSED NEW BUILDING FOOTPRINT: 2400 SQ.FT **EXISTING GRAVEL ALLEY EXISTING GRAVEL ALLEY** APPROX. LOCATION APPROX. LOCATION OF EXISTING TREE OF EXISTING TREE REAR PROPERTY LINE: 100.0' REAR PROPERTY LINE: 100.0' **EXISTING EXISTING** STORAGE SHED STORAGE SHED 285 SQ. FT. 285 SQ. FT. **PROPOSED MAIN EXISTING EXISTING FLOOR ADDITION DRIVEWAY** DRIVEWAY 400 SQ. FT. 2104 NE 45th Avenue Portland, Oregon 97213 24'-6" ± 28'-6" PROPOSED 47'-6" ± phone • 503.281.3313 20'-0" REAR SETBACK •john@jharchitects.com PROPOSED 6'-0" 20'-0" REAR SETBACK **WEST LINN** O APPROX. LOCATION APPROX. LOCATION OF EXISTING TREE OF EXISTING TREE **REVIEW** PROPOSED-DORMER **EXISTING** 30 SQ. FT. UPPER FLR PROPOSED **DECK** <u>-</u>9 UPPER 160 SQ. FT. DECK **ADDITION** 140 SQ. FT. EXISTING—DORMER EXISTING DORMER EXISTING NON-ORIGINAL DORMER ADDITION EXISTING NON- ORIGINAL DORMER ADDITION PROPERTY I 13th RESIDENCE **EXISTING RESIDENCE EXISTING RESIDENCE** STREET 1715 SQ. FT. 1715 SQ. FT. 1822 5th AVENUE WEST LINN, OREGON MALCOM 20'-0" FRONT SETBACK 20'-0" FRONT SETBACK EXISTING HOUSE WIDTH TO REMAIN UNCHANGED EXISTING HOUSE WIDTH TO REMAIN UNCHANGED APPROX. LOCATION APPROX. LOCATION OF EXISTING TREE OF EXISTING TREE Job No: 1902 FRONT PROPERTY LINE: 100.0' FRONT PROPERTY LINE: 100.0' Date: 4 - 18 - 2019 5th AVENUE 5th AVENUE A AS- BUILT SITE PLAN **B** PROPOSED SITE PLAN 1/8" = 1'-0" 1/8" = 1'-0" Dwn: CH Sheet No: PROPERTY LINE LOCATIONS, POSITION OF BUILDINGS & DRIVEWAY ARE APPROXIMATE; VERIFY PRIOR TO CONSTRUCTION OF 5 ©PROPERTY OF jha™, COPYRIGHT 2019

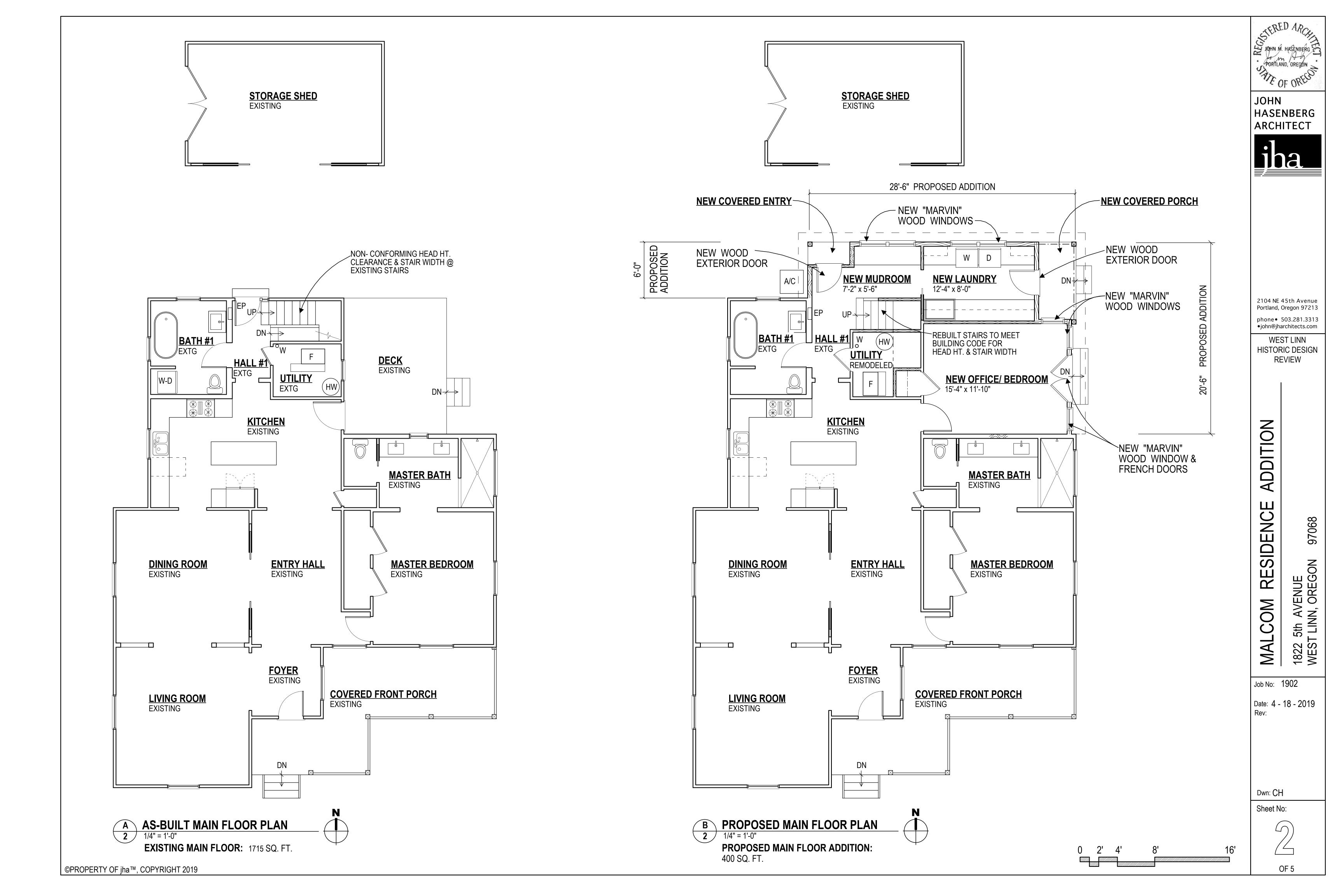
PROJECT SCOPE:

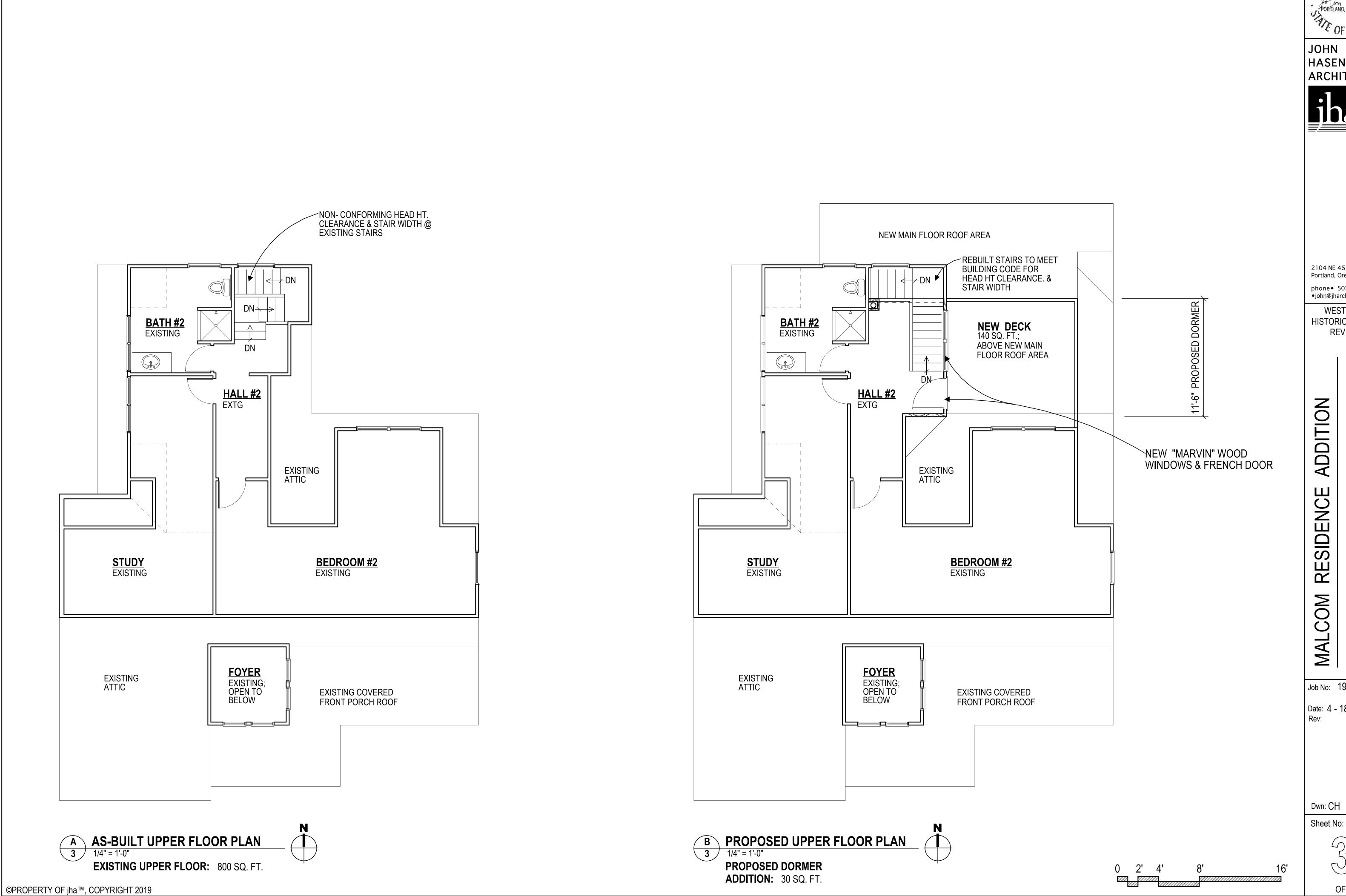
PROPERTY DESCRIPTION:

SHEET INDEX:

JOHN M. HASENBERG ST. PORTLAND, DREGON

HISTORIC DESIGN





JOHN **HASENBERG ARCHITECT**



2104 NE 45th Avenue Portland, Oregon 97213 phone• 503.281.3313 •john@jharchitects.com

WEST LINN

REVIEW

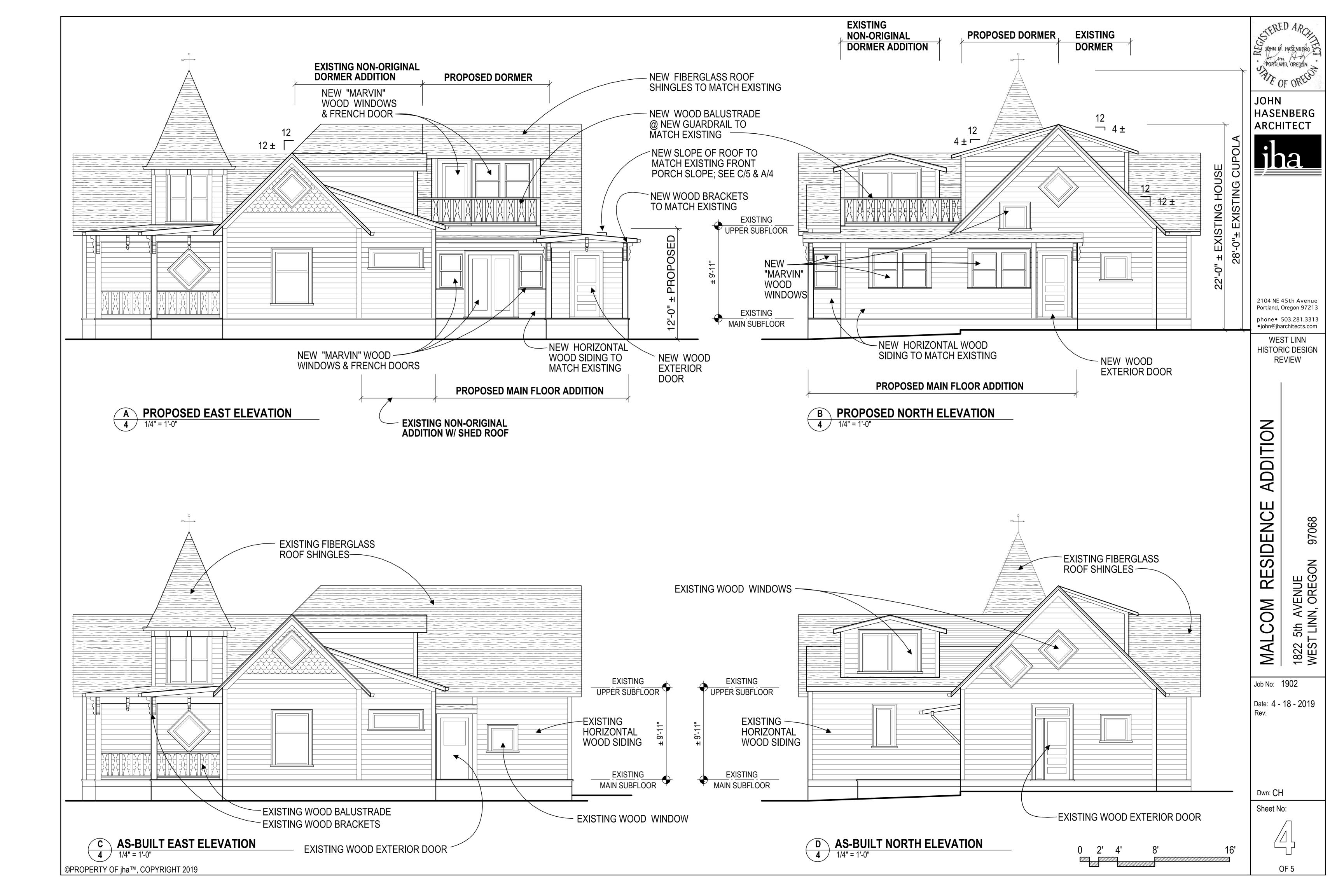
HISTORIC DESIGN

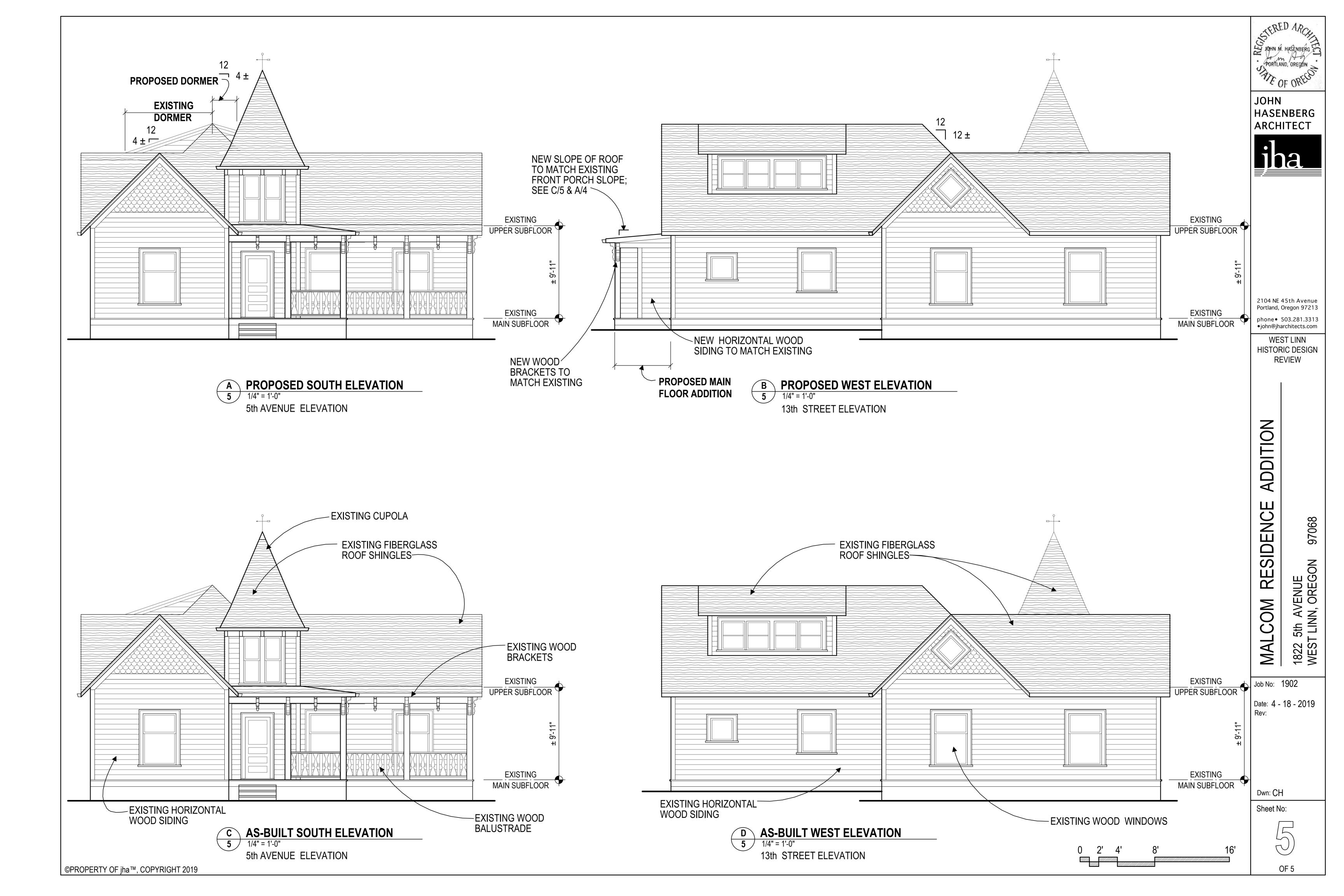
92026 1822 5th AVENUE WEST LINN, OREGON

Job No: 1902

Date: 4 - 18 - 2019

OF 5







April 30, 2019

Marcus Malcom 1822 5th Ave. West Linn, Oregon 97068

SUBJECT: Completeness Determination for Class II Historic Design Review at 1822 5th Avenue (FILE: DR-19-02)

Dear Ms. Malcom:

Your application was received on April 17, 2019 and found to be **complete**. The City has 120 days to exhaust all local review; that period ends on August 28, 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 if you have any questions or comments.

Sincerely,

Jennifer Arnold

Juil aslo

Associate Planner