



STAFF REPORT FOR THE HISTORIC REVIEW BOARD

FILE NUMBER: DR-15-05

HEARING DATE: September 15, 2015

REQUEST: Class II Historic Design Review - Removal of an addition and rebuild of original turret on front of house, to build an addition on rear of house, and convert the non-contributing carport into a two-story garage

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: Darren Wyss, Associate Planner

Planning Manager's Review *AB*

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GENERAL INFORMATION

**APPLICANT/
OWNER:** Peter Graves

SITE LOCATION: 1724 4th Ave.

**LEGAL
DESCRIPTION:** Clackamas County Assessor's Map 3-1E-02BD, Tax Lot 1200

SITE SIZE: 7,500 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 June 8, 2015. The 120-day maximum application processing period ends on October 6, 2015.

PUBLIC NOTICE: Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on September 1, 2015. The property was posted with a sign on September 4, 2015. 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 4th Avenue, between 13th and 14th Streets. It is approximately three blocks south of Willamette Falls Drive and two blocks west of the Willamette Primary School. The residence was built c. 1905 and is in the Queen Anne style.

The applicant is proposing the removal of an addition and rebuild of original turret on front of house, to build an addition on rear of house, and convert the non-contributing carport into a two-story garage. The turret would restore the original design of the front façade of the home and the rear addition would be used for a bathroom. The garage would include a second story.

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

BACKGROUND

The subject property is 1724 4th Avenue and located in the Willamette neighborhood between 13th and 14th Streets. It is located within both the Local and National Willamette Historic Districts.



Site Conditions: The lot currently accommodates a contributing single family house, constructed c. 1905, and a c. 1960 non-contributing garage. 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. It has wood shiplap siding and there appear to be additions to the rear. There is decorative spindlework on the front porch. A historic photo submitted with the application shows that there was originally an open turret on the front elevation that was enclosed. The windows are wood and many have ogee lugs and aluminum storm windows. (see following photos).

The subject property recently submitted and received approval to change the kitchen window size on the rear elevations in 2014 (DR-14-06). The final decision is attached as Exhibit HRB-5.



South (Front) Elevation (Aug 2015)



Existing Non-Contributing Carport (Aug 2015)



North (Rear) Elevation (Aug 2015)



Carport and East Property Line (Aug 2015)

Project Description: The applicant is proposing the removal of an addition and rebuild of original turret on front of house, to build an addition on rear of house, and convert the non-contributing carport into a two-story garage. The turret would restore the original design of the front façade of the home and the rear addition would be used for a bathroom. The garage would include a second story.

The applicants are also requesting modifications to the required accessory structure setbacks and garage access standards. The modifications would allow the construction of the new two-story garage on the existing footprint of the carport and keep the existing street access from the front of the property.

Surrounding Land Use: The subject property is on the southern edge of the Historic District. The properties to the north, east, and west are zoned R-5, while the property to the south is zoned R-10.

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

ANALYSIS

CDC Chapter 13, R-5 Zoning, CDC Chapter 25, Historic Resources, and CDC Chapter 34, Accessory Structures apply to this project. Staff has found the proposal is consistent with the applicable criteria.

RECOMMENDATION

Staff recommends approval of application DR-15-05 subject to the following proposed condition:

1. Two-story garage setback. The accessory structure shall conform to the required 10-foot setback from the house and maintain a minimum three foot setback, including eaves, from the rear property line.
2. Accessory Structure (Garage) Side Yard Setback Modification. The accessory structure side yard setback can be modified to six feet six inches only if Condition 1 is met and the east elevation of the accessory structure does not include any dormers/bump outs on the roof to limit encroachment on the property to the east.
3. Garage Access. The garage access can be modified to maintain an existing street access only if Conditions 1 and 2 are met. Also, the primary access must be from the alley, with the secondary street access disguised with reinforced grass paving and the street façade of the garage containing only a single garage access door that is flush with the façade and replicates the siding of the historic home that is used on the rest of the accessory structure.
4. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-4, including replicating the existing siding and windows of the historic home in the architecture of the accessory structure.

Notes to applicant.

- Expiration of Approval. This approval shall expire three years from the effective date of this decision.
- Additional Permits Required. Your project may require the following additional permits:
 - Public improvement permit: contact Engineering at (503) 723-5501 or mcoffie@westlinnoregon.gov
 - Public works permit: contact Engineering at (503) 723-5501 or mcoffie@westlinnoregon.gov
 - On-Site Utilities: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov. (Electrical permits are through Clackamas County, not the City of West Linn.)
 - Building permit: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov.
 - Inspections: Call the Building Division's Inspection Line at (503) 722-5509.

**APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS
DR-15-05**

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 is permitted outright and the lot meets the minimum size requirements. The home is less than (24 feet) the maximum allowed height of 35 feet and no changes to the height, except for the proposed turret which is allowed up to 50 feet by CDC 25.070.(7)a, are proposed. Building setbacks are regulated by CDC 25.070(C) 1-4. Sidewall provisions and accessways not abutting a street are not applicable as the proposal does not alter the existing footprint of the home. The maximum lot coverage including the proposed garage is 35 percent and the FAR is 0.26.

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 and accessory uses (garage) are permitted within the zone. The criterion is met.

25.040 HISTORIC DESIGN REVIEW PROCESSES

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

...

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

Staff Finding 3: Alterations and additions require Class II historic design review. The criterion is met.

25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES

The following design standards apply to all changes, including alterations, additions, and new construction proposed on a designated historic resource. These standards are intended to preserve the features that made the resources eligible for historic designation. Development must comply with all applicable standards, or be approved through the modifications process specified in CDC [25.080](#).

A. Standards for alterations and additions. This section applies to historic reviews for alteration of and additions to designated historic resources:

- 1. Retention of original construction. The original construction shall be maintained or restored to the greatest extent practicable. Stylistic features of original construction that shall be preserved include, but are not limited to: a line of columns, decorative shingles, projecting bays, other primary structural elements, spatial relationships that characterize the property, examples of skilled craftsmanship that characterize the building, and architectural details defining the structure's character and historic significance.*

Staff Finding 4: The proposed alteration of the front elevation will restore the façade to its original form by removing an addition and rebuilding the turret. The roof line is the only remaining historic feature of the rear elevation of the home as two previous additions have altered the façade's original construction. 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 alteration of the front elevation will remove materials not original to the home. The reconstructed turret will use siding, windows, and shingles that match the original building. The proposed rear elevation addition will use siding, windows, and shingles that match the original building. This criterion is met.

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

Staff Finding 6: The proposed front elevation alteration will restore the original architecture of the home. The rear elevation has been altered through two previous additions and the proposed addition will retain the original roof line and not further create a false sense of history. This criterion is met.

- 4. Significance over time. Changes to a property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.*

Staff Finding 7: The current additions to the front and rear elevations do not appear to have any historical 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: The proposed turret on the front elevation will restore the home's original architecture and will use materials compatible with the existing historic look of the home. The proposed rear elevation addition will be compatible with existing additions and maintain the original roof line. Materials will be consistent and compatible with the original look of the home. 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 turret and rear addition will not alter the structural integrity of the home and could be removed in the future. This criterion is met.

- 7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear or set back along the side. Features of building additions, including the proportions of window and door openings, shall be consistent with those of the existing building. Dimensional and other requirements in the underlying zone, as applicable, shall apply*

Staff Finding 10: The proposed front elevation turret will remove an addition and restore the home to its original architecture. The proposed rear elevation addition will be subordinate and smaller in scale, while using window openings consistent with the existing building. This criterion is met.

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

Staff Finding 11: No height or pitch changes are proposed to the existing home's 12:12 roof. The proposed turret will replicate the 12:6 pitch of the original turret and be less than 50 feet in height as required by CDC 25.070.(7)a. This criterion is met.

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

Staff Finding 12: The applicant has proposed to re-roof the home with architectural composition shingles. This criterion is met.

- 10. Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding with different material must be demonstrated, using photographic or other evidence, to be in character with those of the original materials, or with materials that are consistent with the original construction.*

Staff Finding 13: The proposed turret and rear addition will use wood siding to match the original construction. 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 turret and rear addition will use wood siding to match the original construction. This criterion is met.

12. Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.

Staff Finding 15: The gutters on the proposed turret and the proposed rear addition will match the 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 turret and rear addition windows will replicate the appearance of existing, wood windows. 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 is met.

15. Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance, including the profile of the sash, sill, trim, window plane relative to the building wall plane, light pattern, glass color, profile of mullions and muntins, and color.

Staff Finding 18: No window replacement is proposed. This criterion is met.

16. Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance.

Staff Finding 19: No doors are proposed. This criterion is met.

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

Staff Finding 20: No porches are proposed. This criterion is met.

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

Staff Finding 21: No decks are proposed. This criterion is met.

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

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

Staff Finding 22: No foundation work is proposed. This criterion is met.

20. Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted.

Staff Finding 23: No outside lighting work is proposed. This criterion is met.

B. Standards for accessory structures. The following standards apply to accessory structures on properties designated as historic resources in addition to the regulations in Chapter [34](#) CDC:

1. All accessory structures.

a. Location.

- 1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC [25.070\(C\)\(1\)](#) through (4);*
- 2) Accessory structures on historic landmark properties must meet the setback requirements of the underlying zone and Chapter [34](#) CDC;*
- 3) Detached accessory structures shall be in the rear yard; and*
- 4) Two-story accessory structures shall be at least 10 feet from the house; and one-story accessory structures shall be at least three feet from the house.*

Staff Finding 24: The proposed detached accessory structure is located in the rear yard and shall meet the setback requirements of CDC 25.070(C) 1-4 (see Staff Findings 29-32). The proposal is for a two-story garage and the applicant is requesting a modification to reduce the required 10 foot setback from the house to a three foot setback. The proposal indicates an 11-foot setback from the rear property

line and the minimum required for the rear is three feet. The required 10 foot setback from the house can be accommodated and is recommended as Condition 1 of the approval. These criteria are met.

- b. Height. Accessory structures in the Willamette Historic District are subject to CDC 25.070(C)(7). Accessory structures on historic landmark properties must meet the height requirements of the underlying zone and Chapter 34 CDC.*

Staff Finding 25: The proposed accessory structure shall meet the height requirements of CDC 25.070(C) 7. This criterion is met.

- 2. *Conversions and additions. Existing detached, unheated structures including, but not limited to, workshops and garages, may be converted into other allowable accessory uses under the following conditions:*
 - a. The structure is located behind the house’s front building line;*
 - b. A structure in the front yard cannot be converted to a heated accessory structure;*
 - c. A story may be added to an existing non-contributing garage or similar accessory structure; provided, that the final design meets the setback standards of this chapter for a two story accessory structure (see CDC 25.070(C)(1) through (4)) for the historic district, or the setbacks in Chapter 34 CDC for a historic landmark; and*
 - d. The conversion of an existing structure is not required to meet the design standards in CDC 34.030, but it must conform to all applicable requirements of this chapter. (Ord. 1614 § 6, 2013)*

Staff Finding 26: The proposal is a conversion of a one-story non-conforming carport to a two-story garage that is located behind the house’s front building line. The proposed accessory structure is recommended to conform to the required 10 foot setback through Condition 1 of the approval. The additional story requires meeting setback standards in CDC 25.070(C) 1-4 (see Staff Findings 29-32). This criterion is met.

25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

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

A. Standards for alterations and additions.

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

Staff Finding 27: The proposed turret is compatible to other homes in neighborhood with a turret and the windows will be similarly placed to the windows on the current addition that is being removed. The rear addition is compatible in scale and mass to the property adjacent to the west and the window will be oriented to the rear property line. This criterion is met.

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

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

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

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

- a. *Lot or parcel size, massing, scale, proportion, form, siting, floor area ratio, window patterns, building divisions, and height shall correspond to the contributing buildings within the district, and any specific historic district standards and the applicable requirements of the underlying zone.*
- b. *Infill buildings shall relate to and strengthen the defining characteristics, including architectural style, without replicating the historic buildings. Buildings shall differentiate by use of materials, mechanical systems, construction methods, and, if applicable, signage. Architectural style shall not be the primary indicator of differentiation.*
- c. *Mechanical and automobile infrastructure must be appropriately concealed when not consistent with the district's character.*

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

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

Staff Finding 28: The standards above are not applicable.

C. *Willamette Historic District general design standards. This subsection applies only to alterations and additions, new construction, and accessory structure construction of residential and historically residential properties in the Willamette Historic District. Other buildings are subject to the requirements*

in Chapter 58 CDC. Dimensional and other requirements of the underlying zone, as applicable, shall apply.

1. *Front yard setback.*

- a. *The front yard setback shall equal the average of the front setbacks of adjacent homes on the block face. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet. The setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of any porches or front landings.*
- b. *Unenclosed porches with no living space above may encroach into the front yard setback six feet from the dominant vertical face of the building.*

Staff Finding 29: The proposal does not impact the front yard setback. These criteria are met.

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

- a. *Bays, porches and chimneys and other projections that are cumulatively no more than 20 percent of the overall respective building wall length may intrude 18 inches into the side yard setback; and*
- b. *One story accessory structures may be sited within three feet of the side property line and two story accessory structures shall be a minimum of 15 feet from the side property line.*

Staff Finding 30: The proposed turret and rear addition to the home will maintain compliance with side yard setbacks. The applicant is requesting a modification under CDC 28.080 to reduce the required 15 foot side yard setback for a two-story accessory structure to six feet six inches. Staff recommends approving the modification subject to compliance with recommended Condition 1 and also the east elevation of the accessory structure does not include any dormers/bump outs on the roof to limit encroachment on the property to the east (recommended Condition 2). The modification would be consistent with CDC 28.080 (3) and (4) as the accessory structure will replicate the exceptional architecture of the contributing home on the property and will be located to limit negative impacts to the property to the east by compliance with recommended Condition 1. The property to the east contains a non-contributing home and its location and recommended Condition 1 will maintain separation between the structures. These criteria are met.

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

- a. *Bays, porches and chimneys and other projections may intrude two feet into side street yard setback; and*
- b. *One and two story accessory structures may be sited within five feet of the side street property line.*

Staff Finding 31: This standard is not applicable.

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 32: The proposed rear addition to the home meets the 20 foot setback. The proposed accessory structure is located 11 feet from the rear property line but to comply with Condition 1 of the approval, the proposed accessory structure will need moved closer to the rear property line and maintain the three foot minimum setback. This criterion is met.

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

Staff Finding 33: This standard is not applicable.

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

Staff Finding 34: This standard is not applicable.

7. *Building height.*

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

Staff Finding 35: The home is currently 24 feet in height and the proposed turret will not exceed 50 feet. The proposed two-story accessory structure is 21 feet in height. 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 36: The proposal does not impact the home's width or front façade width. The proposed accessory structure width and front gable do not exceed 28 feet. This criterion is met.

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

Staff Finding 37: The proposed turret and rear addition will maintain a pitch of at least 6:12. The proposed accessory structure will have a pitch of 12:12. 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 38: No parking areas are proposed and the proposed two-story garage will have primary access from the existing alley. The applicant is requesting a modification to the standard not allowing a garage door to face the street when alley access is available. The modification would allow the applicants to park a camping trailer in the garage as it the alley width does not allow the required clearance to maneuver. The modification would also allow the applicants to maintain the existing access to the garage from the street. The access is proposed to use reinforced grass paving to disguise the access. Staff recommends granting the modification subject to recommended Condition 3. The modification would be consistent with CDC 28.080 (2) and (3) as the accessory structure would meet the intent of the standards by having primary access from the ally with secondary access from an existing access from the street. Additionally, recommended Condition 3 would only allow a single garage access door facing the street and require it to flush with the façade and replicate the siding of the accessory structure. The modification would have minimal negative impacts to the historic district as the street access will be disguised and utilized only a few times per year. These criteria are met.

25.080 MODIFICATIONS TO DESIGN STANDARDS

This section provides for deviation from site development standards in this chapter to enable flexibility and innovation consistent with the purposes of this chapter while ensuring that the features that historic designations are intended to preserve are maintained.

A. *Applicability. The provisions of Chapter 75 CDC, Variance, shall not apply to the standards in this chapter.*

B. *Assessment of modification. When an applicant proposes an alternative to the standards of this chapter the approval authority shall grant a modification when:*

1. *Historical records. The applicant demonstrates by review of historical records or photographs that the proposed alternative is consistent with and appropriate to the architecture in the historic district, or is appropriate to the applicable style of architecture;*
2. *Consistency. The resulting development of the proposal would be consistent with the intent of the standards for which the modification is requested, as determined by the approval authority;*
3. *Negative impacts. Negative impacts to adjacent homes and/or a historic district will be minimized. These include, but are not limited to, loss of solar access, light, or air to an adjacent structure, and scale or mass that visually overwhelm or are not deferential to an adjacent landmark or contributing structure; and*

4. *Exceptional architecture. The proposal incorporates exceptional and appropriate architectural elements into the building. (Ord. 1614 § 6, 2013)*

Staff Finding 39: The applicant proposed to modify, a variance is not needed per CDC 25.080.A, the side yard setback for a two-story accessory structure and to allow street access when an alley is present. The accessory structure will incorporate the exceptional architecture of the existing, contributing historic home on the property. Negative impacts from the modifications will be minimized by recommended Conditions 1, 2, and 3. These include creating separation from the accessory structure and the existing non-contributing home located on the adjacent property to the east; having primary access from the ally with secondary access from an existing access from the street; allowing only a single garage access door facing the street and require it to flush with the façade and replicate the siding of the accessory structure; and the street access will be disguised and utilized only a few times per year. These criteria are met.

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-15-05 Applicant's Name Peter Graves
Development Name
Scheduled Meeting/Decision Date 9-15-15

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

TYPE A

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

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

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

SIGN

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

(date) 9-4-2015 (signed) Dan S Wye

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B

- A. The applicant (date) 9-1-15 (signed) S. Shroyer
B. Affected property owners (date) 9-1-15 (signed) S. Shroyer
C. School District/ Board (date) (signed)
D. Other affected gov't. agencies (date) 9-1-15 (signed) S. Shroyer
E. Affected neighborhood assns. (date) 9-1-15 (signed) S. Shroyer

WILLAMETTE: All

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: 9-1-15 (signed) S. Shroyer

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

(date) 9-4-15 (signed) S. Shroyer

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

(date) (signed)

**CITY OF WEST LINN
HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-15-05**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on **Tuesday, September 15, 2015, at 7:00 p.m.** in the Council Chambers at City Hall, 22500 Salamo Road, West Linn. The HRB will review an application for the removal of an addition and rebuild of original turret on front of house, to build an addition on rear of house, and convert the non-conforming carport into a two-story garage at 1724 4th Ave. in the Willamette Historic District. See the attached map.

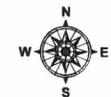
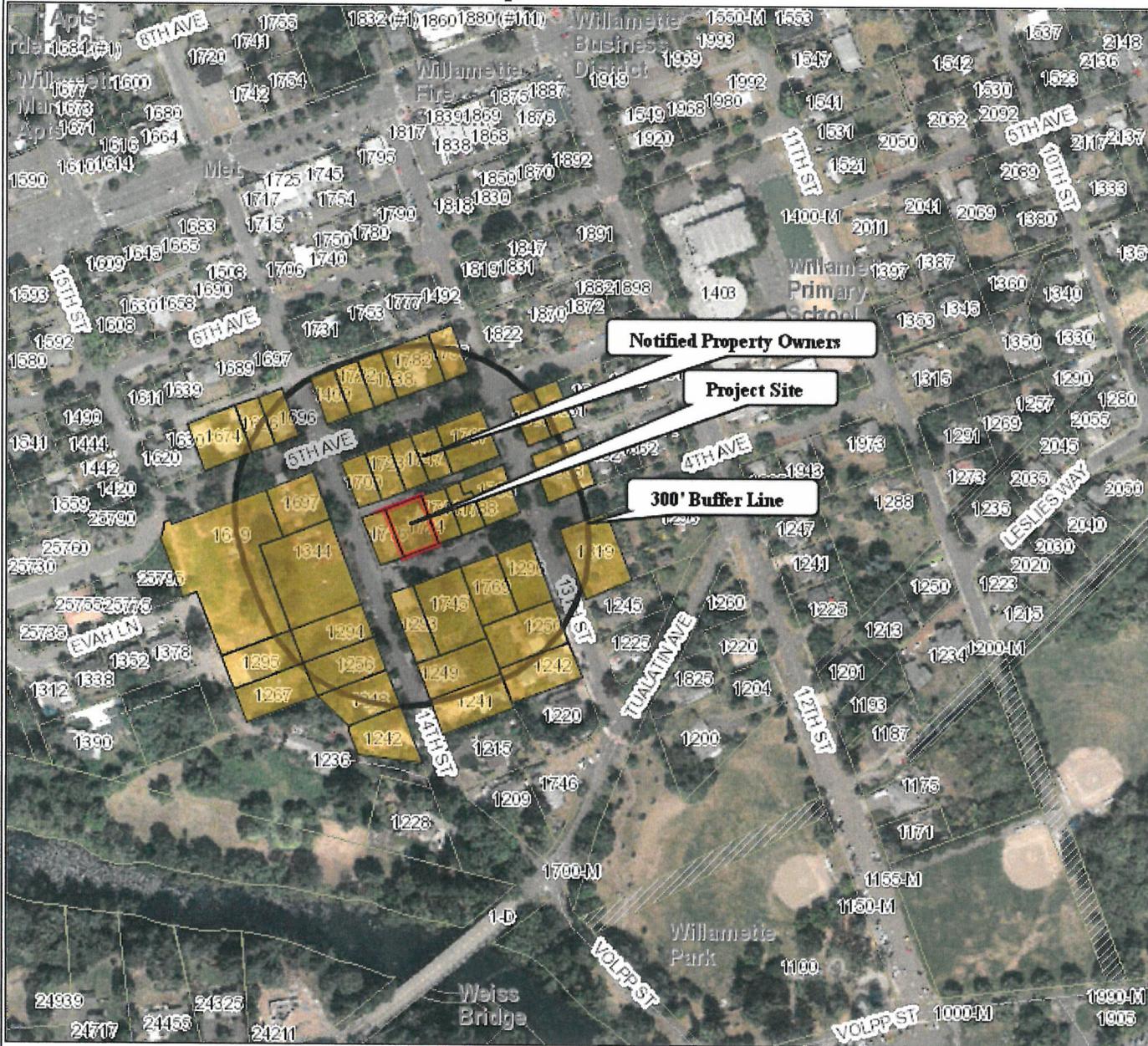
The hearing will be based upon the provisions of Chapters 13, 25, 34, and 99 of the West Linn Community Development Code (CDC). Approval or disapproval of the request by the HRB will be based solely upon these criteria. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have received this notice because County records indicate that you own property within 300 feet of the affected site on Clackamas County Assessor's Map 31E02BD, Tax Lot 1200, or as otherwise required by Chapter 99 of the CDC.

All documents and applicable criteria for DR-15-05 are available for inspection, at no cost, in the Planning Department at City Hall or via the City's web site at <http://westlinnoregon.gov/planning/1724-4th-avenue-historic-review>. 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 Darren Wyss, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR, (503) 722-5512, or dwyss@westlinnoregon.gov.

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the HRB will receive a staff presentation, and invite both oral and written testimony. The HRB may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

1724 4th Avenue Notification Map



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



Map created by: SSHROYER
Date Created: 27-Aug-15 12:16 PM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOptix.



CITY OF
West Linn

HISTORIC REVIEW BOARD MEETING 2015-09-15

DR-15-05: MAIL 9/1/15, WL 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 Form

Downey House
1724 4th Ave
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1724 4th Ave apprx. addr

historic name: Downey House

West Linn vcnt Clackamas County

current/ other names: _____

Optional Information
 assoc addresses: _____
 (former addresses, intersections, etc.)
 location descr: _____
 (remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: 1200
 township: 03S range: 01E section: 02 1/4: BD
 zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2

total # eligible resources: 2 total # ineligible resources: _____

elig. evaluation: eligible/contributing

NR status: Listed in Historic District
(indiv listed only; see Grouping for hist dist)

primary constr date: 1903 (c. secondary date: _____ (c.)
(optional--use for major addns)

NR date listed: _____

primary orig use: Single Dwelling

orig use comments: _____

secondary orig use: _____

prim style comments: _____

primary style: Queen Anne

sec style comments: _____

secondary style: Vernacular

primary siding: Horizontal Board

siding comments: Shiplap with corner an rake boards. Decorative shingles in gable peak

secondary siding: Shingle

architect: _____

plan type: Crosswing

builder: _____

comments/notes: at one time this structure had a turrett

GROUPINGS / ASSOCIATIONS

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

farmstead/cluster name: _____ external site #: WL-2-41
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____ NHD

ILS survey date: _____

RLS survey date: 3/17/2006

Gen File date: _____

106 Project(s)



Cultural Resource Survey Form:

CLACKAMAS COUNTY

T. D. NUMBER WL-2-41

PHOTO INFORMATION:

ROLL: xxx
FRAME: 13

STUDY AREA: West Linn
LEGAL: T. 3 R. 1E SEC. 2BD
TAX (LOTS): 1200
ZONE _____ SIZE .29

IDENTIFICATION:

COMMON/HISTORICAL NAME: DOWNEY RESIDENCE
ADDRESS: 1724 S.E. 4th Avenue AREA: West Linn
CURRENT OWNER: Walter C. Peterson USE: Residence
OWNER'S ADDRESS: same West Linn
ORIGINAL OWNER: Downey USE: Residence
AREA OF SIGNIFICANCE: TOWN: X COUNTY: _____ CITY: _____ NATION: _____

HISTORIC INTEREST:

THEME: Architecture - 20th Century DATE: 1910
DESCRIPTION: _____

ARCHITECTURAL INTEREST:

STYLE: Vernacular STORIES: 1 1/2
DATE: 1910 CONDITION: Good ARCHITECT: _____
SIDING: Shiplap with corner and rake boards. Decorative shingles in gable peak.
ROOF: Cross gable roof.
DOORS: _____
WINDOWS: Long 1/1 double-hung windows with modest architrave molding above first story windows. Double-hung windows with smaller pane above in first floor.
MAIN ENTRANCE: Roof (formerly hip?) supported by turned posts and decorative brackets with combed balustrade.

NOTES: At one time this house had a turret. A sun porch has been added. Roof supported by brackets. Addition on rear.



BIBLIOGRAPHY:

0

DATE: Jan. 1984
RECORDER: BORGE/ALTIER
438

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT: <i>Peter Spir</i>	PROJECT NO(S): <i>DR-15-05</i>	
NON-REFUNDABLE FEE(S) <i>\$100-</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>\$100-</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input checked="" type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: <i>1724 4TH AVE</i>	Assessor's Map No.: 31E02BD01200
	Tax Lot(s): 1
	Total Land Area: .17 acres

Brief Description of Proposal: *REMOVAL OF AN ADDITION IN ORDER TO REBUILD AN ORIGINAL TURRET TO THE FRONT OF THE HOME, BUILD AN ADDITION TO THE REAR OF THE HOME TO ADD AN UPSTAIRS BATHROOM, AND CONVERT THE NON-CONFORMING CARPORT INTO A GARAGE.*

Applicant Name: <i>PETER GRAVES</i> <small>(please print)</small>	Phone: <i>503-502-7687</i>
Address: <i>PO BOX 582</i>	Email: <i>kelpgraves@gmail.com</i>
City State Zip: <i>WEST LINN, OR 97068</i>	

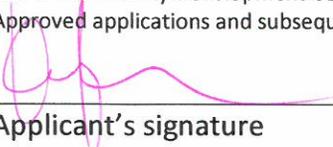
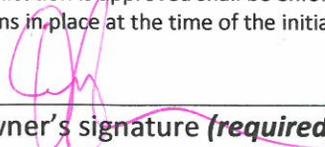
Owner Name (required): <i>KELP ENTERPRISE</i> <small>(please print)</small>	Phone:
Address: <i>1724 4th Ave</i>	Email:
City State Zip: <i>West Linn, OR 97068</i>	

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

- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.**

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

	<i>4-2-15</i>		<i>4-2-15</i>
Applicant's signature	Date	Owner's signature (required)	Date

Development Review Application

Narrative:

This proposal involves three changes to the property located at 1724 4th Ave. The first change is a façade alteration to allow the reconstruction of an original turret on the southeast corner of the home. The second change is an expansion of the rear northeast corner of the home to allow for the addition of a bathroom upstairs, and to enclose the basement stairwell. The final change is enclosing and adding onto the existing carport to create an enclosed garage.

Part 1: Façade Alteration (i.e. turret) - Application of CDC 25.060A:

This proposal meets the approval criteria listed in CDC 25.060A.

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 purpose of the façade alteration is to restore a historic feature. An undated photo of the home shows the turret location, design features, etc. The construction of the turret will replicate the features/materials of the original turret with minimal modifications for safety and functionality. (See Attachment A)*
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.
 - *The current materials in place are not original to the home, and will be removed to allow for the restoration of the turret.*
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 turret was an original feature of the home.*
4. Significance over time. Changes to the property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.
 - *The current addition does not appear to have any 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.
 - *As stated above, the turret will be recreated to replicate the original turret with minimal modifications for safety and functionality.*
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.
 - *In as much as the current addition is removable, the turret could be removed in the future, if necessary, without endangering the historical integrity of the rest of the home.*
7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear of setback along the side.

➤ *The façade change is restoring a historic feature, and does not appear to fall under the restrictions for building additions.*

8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.
 - *The height and roof pitch will replicate the original turret.*
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 home will be re-roofed with architectural composition shingles.*
10. Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding with different material must be demonstrated, using photographic or other evidence, to be in character with those of the original materials, or with materials that are consistent with the original construction.
 - *The existing exterior walls/siding will be removed to allow the turret to be build. Historic materials will be reused, whenever possible.*
11. New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.
 - *The exterior of the turret will be finished with wood to replicate the original turret. The windows, which will be added for safety and functionality, will be wood windows which will replicate the shape of the original openings on the turret.*
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.
 - *The gutters on the turret will replicate the original turret photo.*
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
 - *The original turret did not have windows; it was open to the outside. Windows need to be installed in the restored turret so that the room retains its functionality, and is safe for children. The windows will be consistent with the other windows on the home, while replicating the arched openings of the original turret.*

Sections 14, 15, and 16 – No storm windows are being installed, no existing windows are being replaced, and the only doors involved are interior.

Sections 17, 18, 19, and 20 – not applicable to this portion of the proposal.

Part 1 (cont): Façade Alteration (i.e. turret) - Application of CDC 25.070:

This proposal meets the approval criteria of CDC 25.070.

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.

➤ *The turret is consistent in scale and mass to other homes with turrets in the neighborhood. There are no adjacent homes with turrets. The turret will increase the height of the home, but will not reduce the privacy of adjacent homes. The home, with the turret, will be of similar scale to the adjacent home to the west. The windows of the turret will be similarly located to the current windows.*

2. Subsections 2 and 3 are not applicable to this home.

B. Section B is not applicable to this proposal.

C. Willamette Historic District general design standards.

1. Sections 1, 2, and 3: Front, side, and rear yards setback.

➤ *The turret reconstruction will not affect the setbacks for the home.*

2. Sections 5 and 6 are not applicable to this façade alteration.

3. Sections 7 and 8: Building height/shapes and sizes.

➤ *The turret will not exceed 50 feet in height, and will not affect the overall width of the building.*

4. Section 9: Roof Pitch

➤ *The turret roof shall have a pitch of at least 6:12.*

5. Section 10 is not applicable to this façade alteration.

Part 2: Rear Addition - Application of CDC 25.060A:

This proposal meets the approval criteria listed in CDC 25.060A.

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.

➤ *There are no historic features on the rear of the home, except the roof line. The rear has already had two additions, one to add a bedroom and one to add a laundry room. The rear currently has corrugated plastic roofing over a patio which is built on metal posts.*

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.

➤ *The majority of the current materials in place are not original to the home. Any additional materials will match with the original style of the home; wood windows, architectural roofing, etc.*

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 historic appearance of the front of the home will not be altered, and will remain recognizable as a historical home. The rear of the home, alley facing, will be altered; however, the historic roof pitch will be replicated in the addition.*

4. Significance over time. Changes to the property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.

➤ *The previous alterations to the home do not have any historic significance. The alterations were done in approximately the 1960's and the workmanship is of poor quality.*

5. Differentiate old from new. Alterations and additions shall be differentiated from the original buildings and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property.
 - *The addition will not alter the historic appearance of the home as the historic roof pitch will be replicated, and historic materials will be used.*
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 addition could be removed in the future and the original footprint of the home restored.*
7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear of setback along the side.
 - *The addition meets all of these criteria.*
8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.
 - *The height and roof pitch will replicate the original lines of the home.*
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 home will be re-roofed with architectural composition shingles.*
10. Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding with different material must be demonstrated, using photographic or other evidence, to be in character with those of the original materials, or with materials that are consistent with the original construction.
 - *The existing exterior walls/siding affected by the addition will be finished with wood to match with the rest of the home.*
11. New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.
 - *The exterior of the addition will be finished with wood to match the rest of the home.*
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.
 - *The gutters will match the historic gutters on the rest of the home.*
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
 - *Any new windows will match the historic wood windows in the home currently.*

Sections 14, 15, and 16 – No storm windows are being installed, no existing windows are being replaced, and the only doors involved are interior.

Sections 17, 18, 19, and 20 – not applicable to this portion of the proposal.

Part 2 (cont): Rear Addition - Application of CDC 25.070:

This proposal meets the approval criteria of CDC 25.070.

- 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.
 - *The addition is consistent in scale and mass to the home adjacent to the west. The addition will not reduce the privacy of adjacent homes. The window added with the addition will be facing the rear of the home.*

Subsections 2 and 3 are not applicable to this home.

- B. Standards for New Construction – *Not applicable to this project*
- C. Willamette Historic District general design standards. ...applies to alterations and additions..
 - 1. Sections 1, 2, and 3: Front, side and side street setback.
 - *The addition will not affect the front, side or side street setbacks of the home.*
 - 2. Section 4: Rear yard setback
 - *The addition will not place the home closer than 20 feet to the rear lot line.*
 - 3. Section 5 and 6: Orientation/New Lot configuration
 - *Not applicable*
 - 4. Sections 7 and 8: Building height/shapes and sizes
 - *The addition will not increase the overall height or width of the home.*
 - 5. Section 9: Roof pitch
 - *The historic roof pitch of the home will be maintained.*
 - 6. Section 10: Garage access and parking areas
 - *Not applicable*

Part 3: Carport-Garage Conversion - Application of CDC 25.060B:

This proposal meets the approval criteria listed in CDC 25.060B.

- 1. All accessory structures
 - a. Location
 - 1. see **Application of CDC 25.070(C)(1)–(4)**
 - 2. Not applicable
 - 3. The carport–garage will be in the rear yard
 - 4. The carport–garage currently sits 3 feet from the house.
 - b. Height – see **Application of CDC 25.070(C)(7)**
- 2. Conversions and Additions
 - a. The carport–garage is located in the rear yard.
 - b. See above
 - c. See **Application of CDC 25. 070(C)(1)–(4)**
 - d. See **Application of CDC 25. 070**

Part 3 (cont): Carport-Garage Conversion - Application of CDC 25.070:

We are asking that modifications be allowed with respect to some of the approval criteria listed in CDC 25.070. (see criteria listed in blue below.) The modifications requested would not adversely affect the surrounding properties and would be consistent with the garage structure on the adjacent property.

Sections A and B are not applicable to this project.

- C. Willamette Historic District general design standards. ...applies to accessory structure construction..
 - 1. Front yard setback.
 - The conversion is in the rear of the lot, and does not affect the front yard setback.

2. Side yard setback
 - The carport currently sits 6 feet 6 inches from the side property line. The current distance would be maintain with the changes we plan to make to convert the carport into a garage.
3. Side street setback
 - The side of the home is not adjacent to any street.
4. Rear yard setback
 - The carport currently sits 14 feet from the rear property line. The code permits accessory structures to be sited within 3 feet of the rear property line. The conversion will reduce the rear set back to 11 feet.
5. Orientation
 - Not applicable
6. New lot configuration
 - Not applicable
7. Building height
 - The carport is currently 13 feet tall. The conversion height will be 21 feet in order to replicate the 12:12 pitch of the house, while maintaining the current width of the carport–garage.
8. Building shapes and sizes
 - The garage will conform to this section.
9. Roof pitch
 - The roof pitch will be 12:12.
10. Garage access and parking areas
 - The carport access is currently toward the front of the home and the street. The conversion will allow access to the garage from the rear alley, with one bay access to the street to allow for parking of a camping trailer in the garage.

Part 3 (cont) – Carport–Garage Conversion – Modifications under CDC 25.080

Proposed modification to design standards:

1. The existing carport sits 6 feet 6 inches from the side property line. This is less than the required setback for two–story structures. During the conversion of the carport into a garage, we would like to be allowed to add a second story. The current roof pitch for the garage is approximately 4:12 which is inconsistent with other structures in the neighborhood and is inconsistent with design standards for the neighborhood. Increasing the pitch to 12:12, while maintaining the current width of the carport–garage, would increase the overall height to 21 feet. This change would make the carport–garage more consistent with the appearance of other accessory structures in the neighborhood.
2. The existing carport is accessed via a driveway which extends to the road in front of the property. This is a violation of CDC 25.070(C)(10). As part of the conversion to a garage, we will be changing the orientation of the garage so that the primary access is from the alley. We would like to have one bay of the garage accessible from the front of the property to allow for parking a camping trailer in the garage. (The alley does not provide enough space to maneuver.) We will be removing the existing driveway and replacing it mostly with grass. We would keep two strips of concrete or pavers in place to allow access to the front bay.

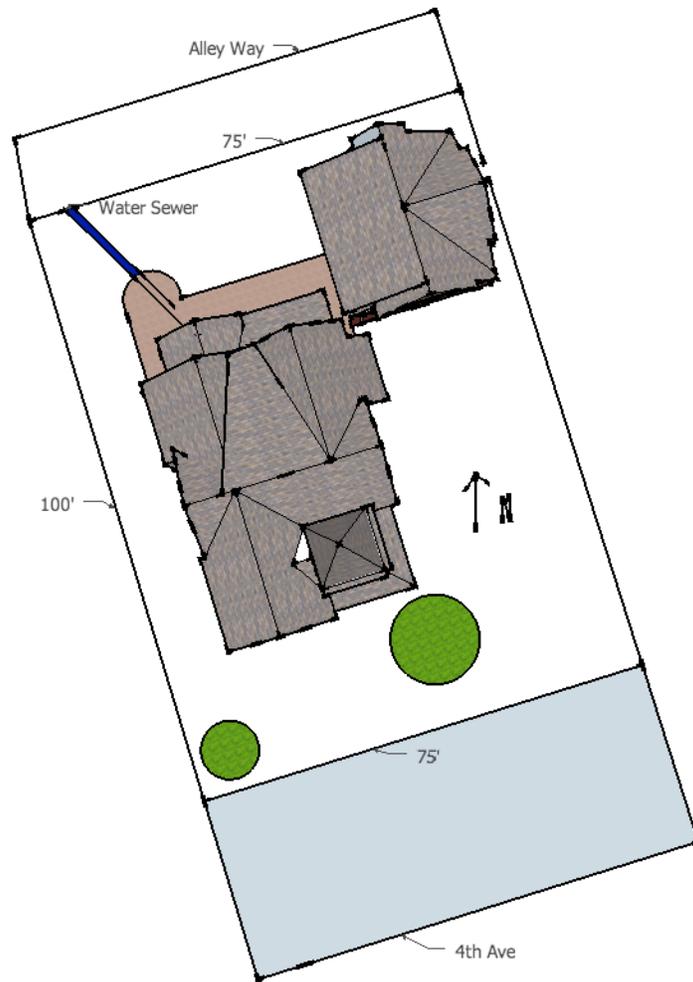






Proposed Rear Addition





Proposed Plot Plan



Current Rear Elevation



STAFF REPORT PLANNING MANAGER DECISION

FILE NUMBER: DR-14-06, Class I Historic Design Review

REQUEST: Reduction in window size from 72 inches to 62 inches

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

STAFF REPORT PREPARED BY: Sara Javoronok, Associate Planner

Planning Manager's Review 

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GENERAL INFORMATION

**APPLICANT/
OWNER:** Peter Graves

SITE LOCATION: 1724 4th Avenue

**LEGAL
DESCRIPTION:** Clackamas County Assessor's Map 31E02BD, Tax Lot 1200

SITE SIZE: 7,500 square feet

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

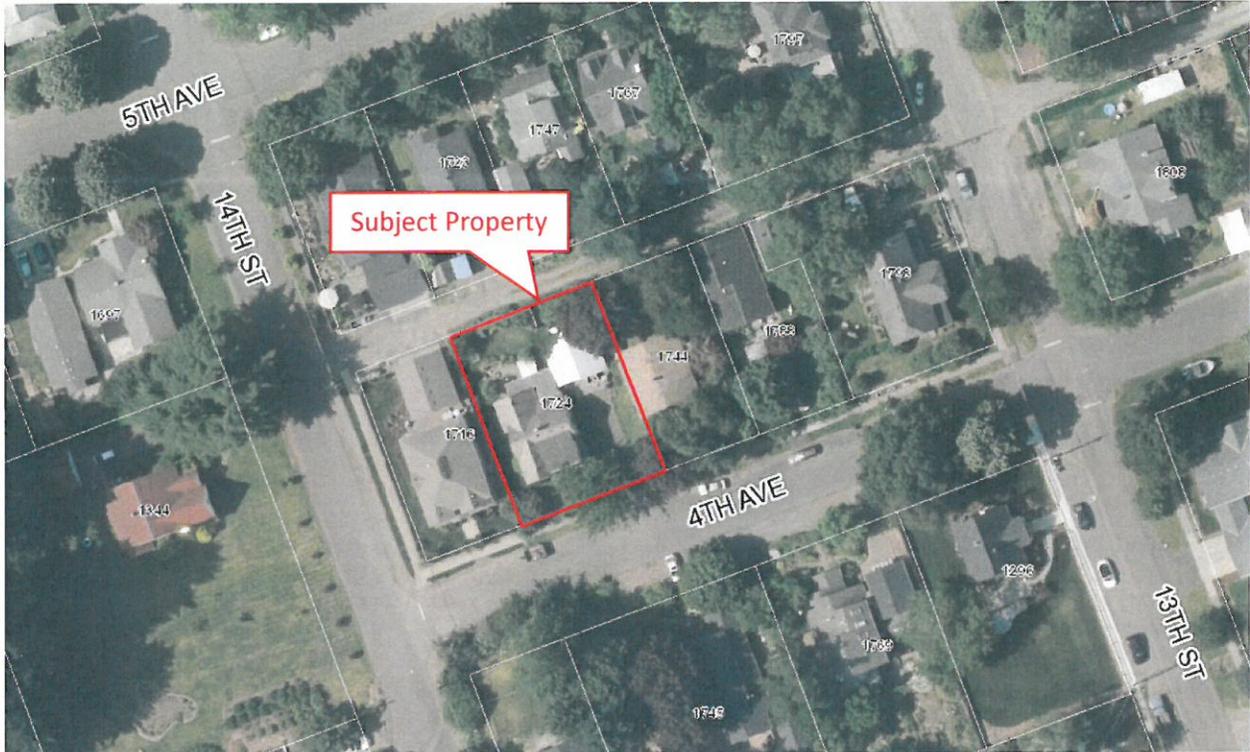
**COMP PLAN
DESIGNATION:** Medium Density

120-DAY PERIOD: The application was complete on January 5, 2015. Therefore, the 120-day application processing period ends on May 5, 2015.

PUBLIC NOTICE: Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on January 9, 2015, a notice posted on the site on January 13, 2015, and the application has been posted on the City's website. Therefore, notice requirements have been satisfied.

BACKGROUND

The subject property is 1724 4th Avenue, which is in the Willamette Historic District, approximately three blocks south of Willamette Falls Drive and two blocks west of Willamette Primary School.



Front façade of existing residence



East (right) elevation of existing residence, the first floor window would be reduced in size



Window to be reduced in size

Site Conditions. The property accommodates a contributing single family home constructed c. 1905 and a c. 1960 non-contributing garage/carport. The residence is constructed in the Queen Anne style. It has a cross gable roof with decorative shingles in the gable ends. It has wood shiplap siding and there appear to be additions to the rear. There is decorative spindlework on the front porch. A historic photo submitted with the application shows that there was originally an open turret on the front elevation that was enclosed. The windows are wood and many have ogee lugs and aluminum storm windows. The property was included in the City's 2006 Reconnaissance Level Survey and the 1984 Clackamas County Inventory (Exhibit PM-3).

Project Description. The property owner is remodeling the kitchen and is proposing to reduce the size of the window from 72 inches to 62 inches to allow for the installation of a counter and sink in the adjacent kitchen.

Surrounding Land Use. The property is on the southern edge of the Willamette Historic District. The properties to the north, west, and east are zoned Single Family Residential, Detached and Attached/Duplex (R-5). The property to the south is zoned Single Family Residential Detached (R-10).

DIRECTION FROM SITE	LAND USE	ZONING
North	Single family residence	R-5
East	Single family residence	R-5
South	Single family residence	R-10
West	Single family residence	R-5

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

ANALYSIS

CDC Chapter 25, Historic Resources applies to this project, specifically CDC 25.040(B)(2), Class I historic design review for alteration of less than 100 square feet of a façade, CDC 25.060 Design Standards Applicable to Historic Resources, subsection (A) Standards for Alterations and Additions and CDC 25.070 Additional Standards Applicable to Historic Districts subsection (A).

DECISION

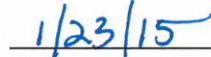
Staff approves application DR-14-06 subject to the following condition:

1. Plans, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit PM-4.
2. Siding. The applicant shall, to the greatest extent possible, match and lace the new wood siding to blend with the existing wood siding.

Staff has determined that with the recommended condition of approval as discussed above, the application meets the criteria of Chapter 25.

This decision was processed under the provisions of Chapter 99.


Sara Javoronok, Associate Planner


Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to or on January 23, 2015. Approval will lapse three years from effective approval date.

Mailed this 23rd day of January, 2015.

Therefore, the 14-day appeal period ends at 5 p.m., on

February 6, 2015

Notes to applicant.

- Expiration of Approval. This approval shall expire three years from the effective date of this decision.
- Additional Permits Required. Your project may require the following additional permits:

- Public improvement permit: contact Engineering at (503) 723-5501 or mcoffie@westlinnoregon.gov
- Public works permit: contact Engineering at (503) 723-5501 or mcoffie@westlinnoregon.gov
- On-Site Utilities: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov. (Electrical permits are through Clackamas County, not the City of West Linn.)
- Building permit: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov.
- Inspections: Call the Building Division's Inspection Line at (503) 722-5509.

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR-14-06

CHAPTER 25, HISTORIC RESOURCES

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.

B. Class I historic design review. The following are subject to Class I historic design review to determine their compliance with the applicable approval standards:

...

2. Facade alteration. Alteration of a facade when 100 square feet or less of the structure's facade is being altered;

Finding 1: The proposed change is subject to Class I historic design review since it is an alteration of less than 100 square feet on a side façade.

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.

Finding 2: The applicant is proposing to reduce the size of the window 10 inches from 72 inches to 62 inches. The existing window is a two light transom window. The reduction will be from the bottom of the window. This will not affect stylistic features of the original construction. 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.*

Finding 3: The applicant is proposing to cut the existing window to the new size, and, unless necessary to replace material, will use the same material. The 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.*

Finding 4: The proposed alteration of the window size will not seek to create a false sense of historical development. The 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.*

Finding 5: The proposed alteration of the window will be compatible with the existing window in terms of material, features, and size of other windows on the property. The 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.*

Finding 6: The proposed alteration of the window could be reversed, if necessary. It does not alter the essential form and integrity of the property, nor does it affect structural portions of the residence. The 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.*

Finding 7: The applicant is proposing to use siding that matches the existing wood siding in the area below the wood window. Staff finds that this is acceptable provided that the applicant laces the siding to blend with the existing siding. This criterion can be met with Condition of Approval #2.

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.*

Finding 8: The applicant is proposing to cut and restore the existing window and reuse it. The original construction materials will be retained unless it is necessary to replace them, and the replacement would be the same material. The criterion is met.

25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

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

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.*

Finding 9: The proposed window alteration with siding replacement will result in a window that is compatible in scale and mass. The proposed alteration reduces the size of the window and is unlikely to alter the existing conditions regarding privacy of adjacent properties. If there is an alteration, it would increase the privacy of adjacent properties. The criterion is met.



South (front) and East (side) Elevations (Aug 2015)



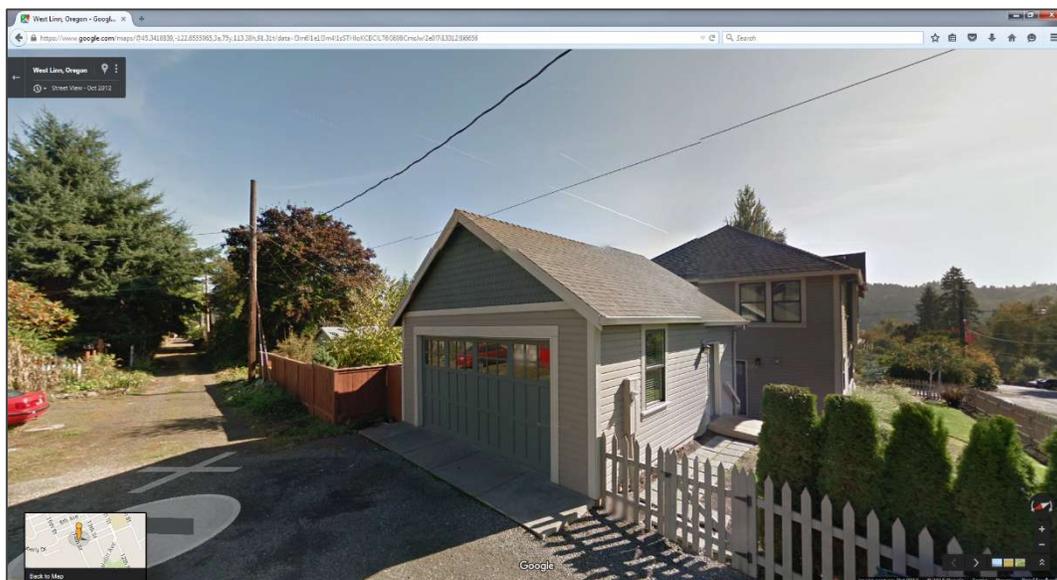
Non-Contributing Carport (Aug 2015)



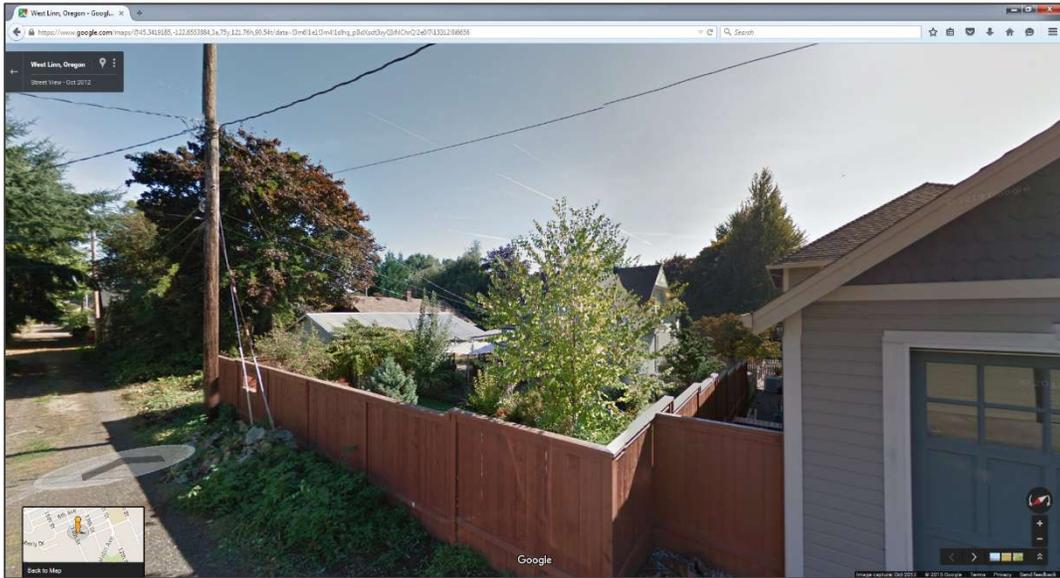
Rear of Non-Contributing Carport (Aug 2015)



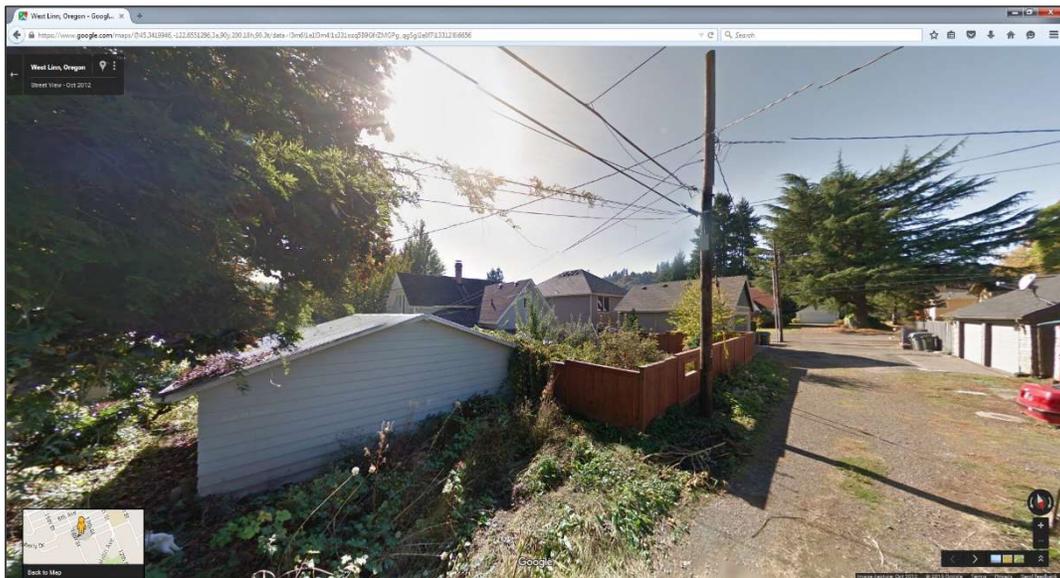
Garage - Adjacent West Property (Aug 2015)



Google Maps View Looking East from Behind Adjacent Property



Google Maps View Looking East into Rear Yard of Applicant Property



Google Maps View Looking West into Rear Yard of Applicant Property



CITY OF
West Linn

June 8, 2015

Peter Graves
PO Box 582
West Linn, OR. 97068

SENT VIA EMAIL

SUBJECT: DR-15-05 (Design Review-Historic District)

Dear Mr. and Mrs. Graves:

Your application received on May 15, 2015, is **complete**. The City has 120 days to exhaust all local review. That period lapses on October 6, 2015.

Staff will now prepare the staff report and public notice of the Historic Review Board hearing. There will be a 14 day public notice period prior to the hearing. The notice should give you a better indication of expected hearing date.

Please contact me at 503-723-2539, or by email at pspir@westlinnoregon.gov if you have any questions or comments, or if you wish to meet with me.

Sincerely,

Peter Spir

Peter Spir
Associate Planner