

STAFF REPORT FOR THE HISTORIC REVIEW BOARD

FILE NUMBER: DR-15-08

HEARING DATE: July 21, 2015


REQUEST: Class II Historic Design Review - Add two dormers to attic

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 

EXECUTIVE SUMMARY

The subject property is an existing, individually designated local landmark site. It is an eligible, contributing historic home located in the Bolton neighborhood on the south side of Buck Street, between Holmes and Irving Streets. It is approximately two blocks east of the Bolton Fire Station. The residence was built c. 1900 and is a vernacular structure.

The applicant is proposing the addition of two dormers to the attic of the single-family residence. The dormers, one each, would be located on the north (front of home) and south (rear of home) elevation. The addition of the dormers would allow for the attic space to be divided into two small bedrooms and take advantage of the staircase constructed as part of an approved proposal in 2008.

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

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GENERAL INFORMATION

APPLICANT/ OWNER:	Bonnie Mangene
SITE LOCATION:	1562 Buck Street
LEGAL DESCRIPTION:	Clackamas County Assessor's Map 2-2E-30BB, Tax Lot 1400
SITE SIZE:	5,000 square feet
ZONING:	R-5, Single Family Residential Detached and Attached/Duplex
COMP PLAN DESIGNATION:	Medium Density Residential
120-DAY PERIOD:	This application became complete on June 4, 2015. The 120-day maximum application processing period ends on October 17, 2015.
PUBLIC NOTICE:	Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on July 7, 2015. The property was posted with a sign on July 10, 2015. In addition, the application has been posted on the City's website. The notice requirements have been met.

BACKGROUND

The subject property is 1562 Buck Street, an individually designated local landmark site, located in the Bolton neighborhood between Holmes and Irving Streets.



Site Conditions: The lot currently accommodates a single family house, constructed c. 1900. There is also a detached accessory dwelling unit on the site, which was constructed c. 1970. The property was included in the 1984 Clackamas County Cultural Resource Inventory (Clackamas County Inventory) and the 2009 Buck Street Survey. The survey forms are attached as Exhibit HRB-4.

The residence has a truncated hip roof with a fascia board. It is sided with shiplap and has an encircling front porch with turned posts. The windows are elongated 1/1 windows and have replacement sashes along with architrave molding. The front entry door is paneled with a transom window above and architrave molding around it (see following photos).

Prior to the establishment of the City of West Linn Historic Review Board, in 2008 the Clackamas County Historic Review Board reviewed a proposal for the addition of a second story to the rear of this residence (DR-08-04). This proposal was submitted by a previous owner. Some work was completed on this project, including the construction of a staircase in the interior of the residence. The final decision is attached as Exhibit HRB-5.

The subject property also submitted and received approval to change window sizes on the side and rear elevations in 2012 (DR-12-17). The final decision is attached as Exhibit HRB-6.



North and West Elevations (June 2015)



North and East Elevations (June 2015)



North (Front) Elevation (June 2015)



South (Rear) Elevation (June 2015)

Project Description: The applicant is proposing the addition of two dormers to the attic of the single-family residence. The dormers, one each, would be located on the north (front of home) and south (rear of home) elevation. The addition of the dormers would allow for the attic space to be divided into two small bedrooms and take advantage of the staircase constructed as part of an approved proposal in 2008. Because of the location of the staircase and a load-bearing wall, the wall separating the two rooms will need to be constructed in the east/west direction of the attic. This orientation will not allow enough space on the east and west elevations to install a dormer with a window large enough to satisfy the building code.

Surrounding Land Use: The subject property is fully contained in the R-5 Zone and surrounded by properties in the R-5 zone to the north, south, east, and west. The lot is surrounded by parcels that are zoned Single Family Residential, Detached and Attached/Duplex.

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

ANALYSIS

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

RECOMMENDATION

Staff recommends approval of application DR-15-08 subject to the following proposed condition:

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

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-14-05

CHAPTER 13, R-5 ZONING

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

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 the maximum allowed height of 35 feet and no changes to the height are proposed. Building setbacks, lot coverage, floor area ratio, sidewall provisions, and accessways not abutting a street are not applicable as the proposal does not alter the existing footprint of the home.

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.

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.

Finding 3: Alterations 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.*

Finding 4: The original construction will be maintained outside of the proposed dormers. The applicant has provided examples of similar style homes with front elevation dormers and has retained skilled craftsmen to complete the alteration. 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 5: Roof shingles will be the only material removed and the alteration will match existing siding, windows, and shingles. 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.*

Finding 6: The proposed alteration is not seeking to create a false historical sense. The applicant has provided examples of homes of the same style with front elevation dormers. The applicant is committed to the historical record of the home but also must meet existing building codes. 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.*

Finding 7: No changes to previous additions or alterations are proposed. 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.*

Finding 8: Siding, windows, and shingles will be compatible with existing materials and the proposed massing of the dormers is designed to protect the integrity of the property. 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.*

Finding 9: The proposed dormers 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

Finding 10: No building additions are proposed. This criterion is met.

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

Finding 11: No height or pitch changes are proposed. 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.*

Finding 12: The applicant has provided photographs of proposed shingles, found in Exhibit HRB-4. 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.*

Finding 13: No changes to existing exterior walls or siding is proposed. 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.*

Finding 14: The applicant proposes new wood siding, the same that was used in earlier work in 2012, and has provided photographs that can be found in Exhibit HRB-4. 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.*

Finding 15: No changes to gutters or downspouts are proposed. 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.*

Finding 16: The applicant has proposed wood or wood clad window frames and sashes to match the appearance of existing windows. The trim and sill will also match the original trim. 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.*

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.*

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.*

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

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

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.*

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).*

Finding 22: No foundation work that changes the building elevation is proposed. This criterion is met.

EXHIBITS

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-15-08 Applicant's Name BONNIE MANGENE
 Development Name _____
 Scheduled Meeting Decision Date 7/21/15

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) 7/10/2015 (signed) Dan S Wym

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) 7/7/15 (signed) S. Shroyer
 B. Affected property owners (date) 7/7/15 (signed) S. Shroyer
 C. School District/ Board (date) _____ (signed) _____
 D. Other affected gov't. agencies (date) 7/7/15 (signed) S. Shroyer
 E. Affected neighborhood assns. (date) 7/7/15 (signed) S. Shroyer
Bolton: All

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: 7/7/15 (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) 7/10/15 (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-15-08**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on **Tuesday, July 21, 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 addition of two dormers to the attic of the historic home at 1562 Buck St. in the Bolton Neighborhood. See the attached map.

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

You have received this notice because County records indicate that you own property within 300 feet of the affected site on Clackamas County Assessor's Map 22E30BB, Tax Lot 1400, or as otherwise required by Chapter 99 the CDC.

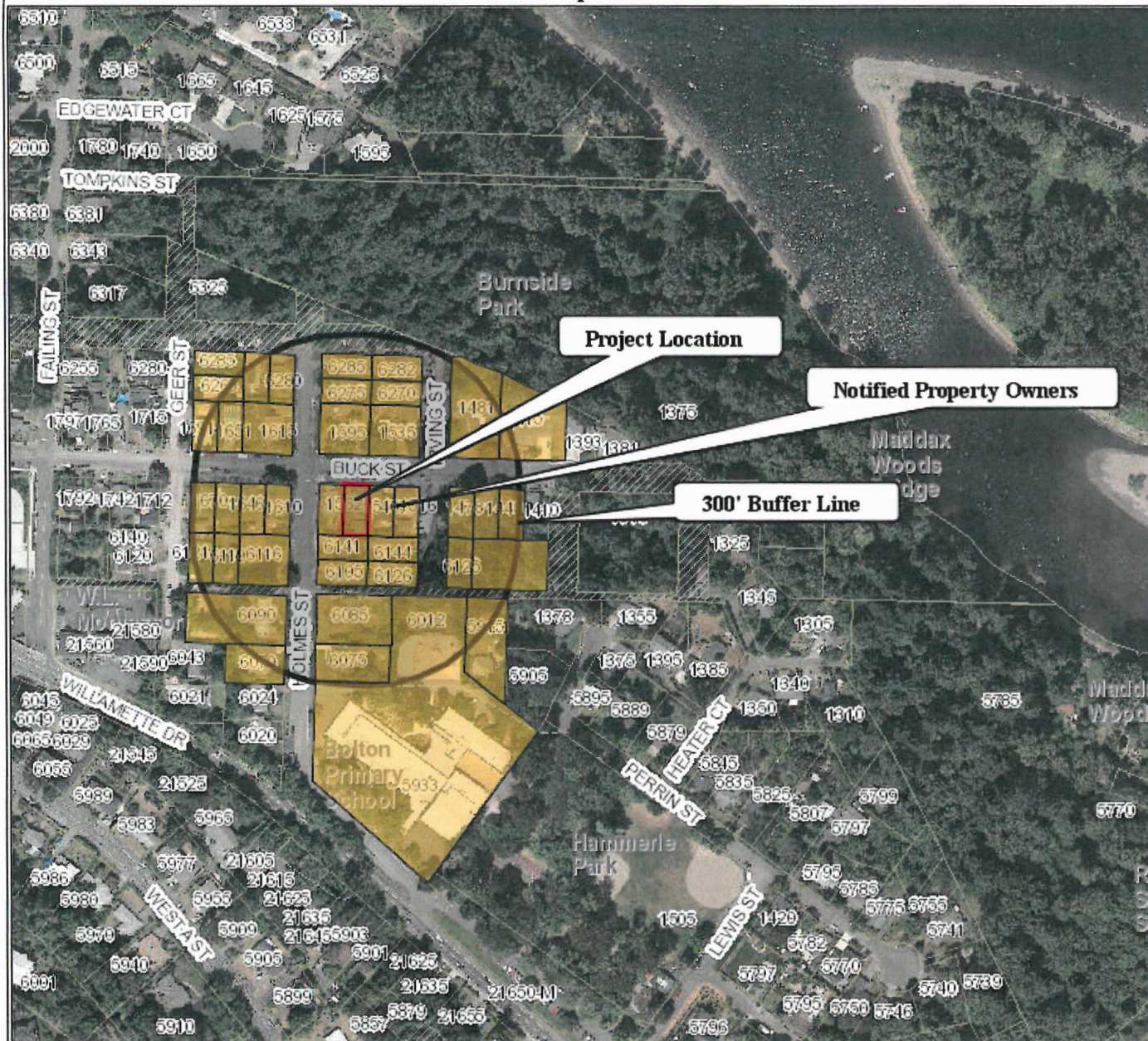
All documents and applicable criteria for DR-15-08 are available for inspection, at no cost, in the Planning Department at City Hall or via the City's web site at

<http://westlinnoregon.gov/planning/1562-buck-street-historic-review-add-dormers-home>.

Copies can also be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact 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.

1562 Buck Street 300' 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: 06-Jul-15 04:06 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 DECISION 2015-07-21

PROJECT # DR-15-08

NOTICE DATE: MAIL 7/7/15 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

1562 Buck St
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1562 Buck St ☐ apprx.
addrWest Linn ☐ vcnt Clackamas County

Optional Information

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

historic name:

current/
other names: [House]

block nbr: _____ lot nbr: _____ tax lot nbr: _____

township: 02S range: 02E section: 30 1/4: _____

zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1elig. evaluation: eligible/contributingprimary constr date: 1900 (c. ☒) secondary date: _____ (c.) ☐
(optional--use for major addns)primary orig use: Single Dwelling

secondary orig use: _____

primary style: Vernacularsecondary style: Vernacularprimary siding: Horizontal Board

secondary siding: _____

plan type: _____

total # eligible resources: 1 total # ineligible resources: _____

NR status: _____

NR date listed: _____ (indiv listed only; see
Grouping for hist dist)

orig use comments: _____

prim style comments: _____

sec style comments: _____

siding comments: _____

architect: _____

builder: _____

comments/notes:

GROUPINGS / ASSOCIATIONS

survey project

name or other

grouping name

COWL Landmarks

Other (enter description)

West Linn - Buck Street Neighborhood RLS 2008, 2009Survey & Inventory Project

farmstead/cluster name:

external site #: _____

(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 8/14/2009

Gen File date: _____

106 Project(s)



Cultural Resource Survey Form

CLACKAMAS COUNTY

T. D. NUMBER WL-30-B2

PHOTO INFORMATION:

ROLL: XXVIII
FRAME: 0

STUDY AREA: WEST LINN
LEGAL: T. 2S R. 2E SEC. 30BB
TAX (LOTS): 1400
ZONE SIZE .11

IDENTIFICATION:

COMMON/HISTORICAL NAME: BERTHA BREMER HOUSE
ADDRESS: 1562 N.E. Buck Street AREA: WEST LINN
CURRENT OWNER: HOWARD W. BOTTEMILLER USE: Residence
OWNER'S ADDRESS: Same West Linn 97068
ORIGINAL OWNER: Bertha Bremer USE: Residence
AREA OF SIGNIFICANCE: TOWN: X COUNTY: CITY: NATION:

HISTORIC INTEREST:

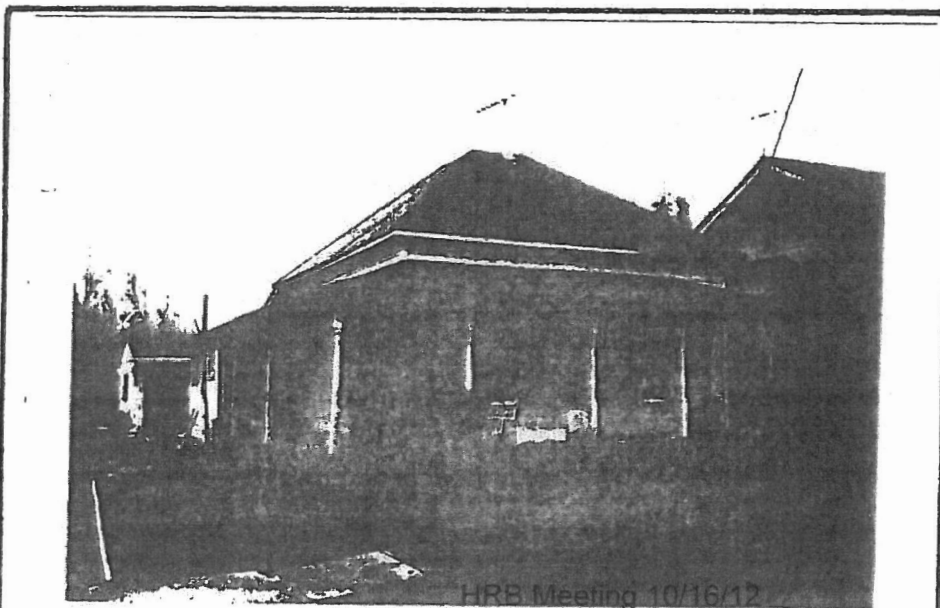
THEME: Architecture - 19th Century DATE: c. 1904
DESCRIPTION:

ARCHITECTURAL INTEREST:

STYLE: Vernacular STORIES: 1
DATE: c. 1904 CONDITION: Good ARCHITECT:
SIDING: Wide shiplap corner boards.
ROOF: Truncated hip roof with fascia board.
DOORS: Paneled and glazed with transom window and architrave molding.
WINDOWS: Elongated 1/1 double-hung window with architrave molding.

MAIN ENTRANCE: Encircling porch with hip roof, supported by turned posts
(no balustrade)

NOTES:



BIBLIOGRAPHY:

DATE: 1/4/84
RECORDER: Pinger/Altier

HRB Meeting 10/16/12

29
HRB Meeting 7/21/15

CITY OF
West LinnPlanning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov**DEVELOPMENT REVIEW APPLICATION**

For Office Use Only		
STAFF CONTACT <i>Peter Spier</i>	PROJECT NO(S). <i>DR-15-08</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:

Assessor's Map No.:

Tax Lot(s):

Total Land Area:

*1562 Buck St.***Brief Description of Proposal:***add dormers to Attic to allow 2 small bedrooms upstairs***Applicant Name:** *Bonnie Mangene*
(please print)Phone: *97-221-0194*Address: *1562 BUCK ST*Email: *bonnie_mangene@gmail.com*City State Zip: *West Linn OR 97068***Owner Name** (required): *Above*
(please print)

Phone:

Address:

Email:

City State Zip:

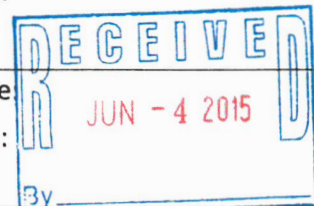
Consultant Name:
(please print)

Phone:

Address:

Email:

City State Zip:

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**

2. The owner/applicant or their representative should be present at all public hearings.

3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.

4. **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.

Bonnie Mangene
 Applicant's signature

6/4/15
 Date

Bonnie Mangene
 Owner's signature (required)

6/4/15
 Date

1562 Buck St

Submittal Requirements

1. Submittal materials shall include all elevations, a site plan of the house on the lot and any available interior plans especially for the second floor.
2. Application form
3. Fee
4. Response to approval criteria/design standards of 25.060 below:

25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES (where the criteria is not applicable please explain why)

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 construction shall be maintained or restored to the greatest extent practicable with the addition of attic dormers. Primary structural elements and spatial relationships that characterize the property will be first priority in considering design solutions. All will be executed by skilled craftsmen.

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.

Little historic material will be removed during construction. New materials will be selected to match those of the original building in terms of composition, design, color, texture, and other visual features.

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.

My desire is to make this a better home for myself, my family and any future residents. It is my goal to have this addition be consistent with the historic character of the home while satisfying the code. Please refer to historic samples exhibit included.

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.

No changes to previous additions and changes to the home are planned at this time.

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.

Alterations and additions shall be differentiated from the original building. However, new materials will be compatible with the historic materials and features, size, scale, proportion, and massing of the addition will be designed to protect the integrity of the property.

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.

If at some future time the future owners wish to remove the windows from the upstairs rooms they will be able to return the home to its essential form. The integrity of the historic property and its context would be unimpaired.

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.

Here is our main issue. Included is a plan view of the proposed second floor construction. The planned addition is subordinate to the original building and smaller in scale. However, the division of space is determined by the stairwell and the load bearing wall that runs from front to back essentially creating a space that can accommodate two bedrooms one up front and one in the rear. The original house is 24' square and the east face of the roof will be cut in half inside to create the wall between the two rooms. There will not be enough space on half that face to provide for a window the size required by the building code.

The dormer on the rear of the home would take advantage of the beautiful view up to Wilderness Park. The dormer on the front of the home would provide a cross breeze but, more importantly, It would allow the occupant a clear view of the street. This house is in a very vibrant neighborhood between Hammerle Park/Bolton Elementary and Burnside Park/Willamette River. There is no outlet for motor vehicles and there are children and adults socializing in the street regularly.

This house sat empty for a long time. Many people I have met told me they were interested in buying it but it just need too much work.. Well I took on the work and have been rewarded with a lovely home. It is my wish to continue to improve my home. I feel strongly that I would prefer to have my home fully engage the neighborhood with eyes on the street rather than turn its back to the society present there. Back in 1904 there were only a couple of houses on lower Buck and I believe they were meant to be vacation cottages. It seems reasonable that the house would be of simple construction. I have included some samples of similar homes from the same period located in more urban areas that include a dormer.

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

Building height and roof pitch will be maintained.

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.

Roof materials will be asphalt shingles to closely match existing roof.

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.

No existing exterior walls or siding are included in the scope of work.

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 walls on exterior of dormers will have new wood siding matching closely character consistent with original construction as used in earlier work from 2012. See included photos of that previous work.

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.

No gutters or downspouts are included in the scope of work.

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 windows will match the appearance of the existing windows as closely as possible. Wood or wood clad window frames and sashes will be used. The window trim and sill shall match the original trim.

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 are included in the scope of work.

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.

No windows will 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.

No doors are included in the scope of work.

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.

No porches are included in the scope of work.

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 decks are included in the scope of work.

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

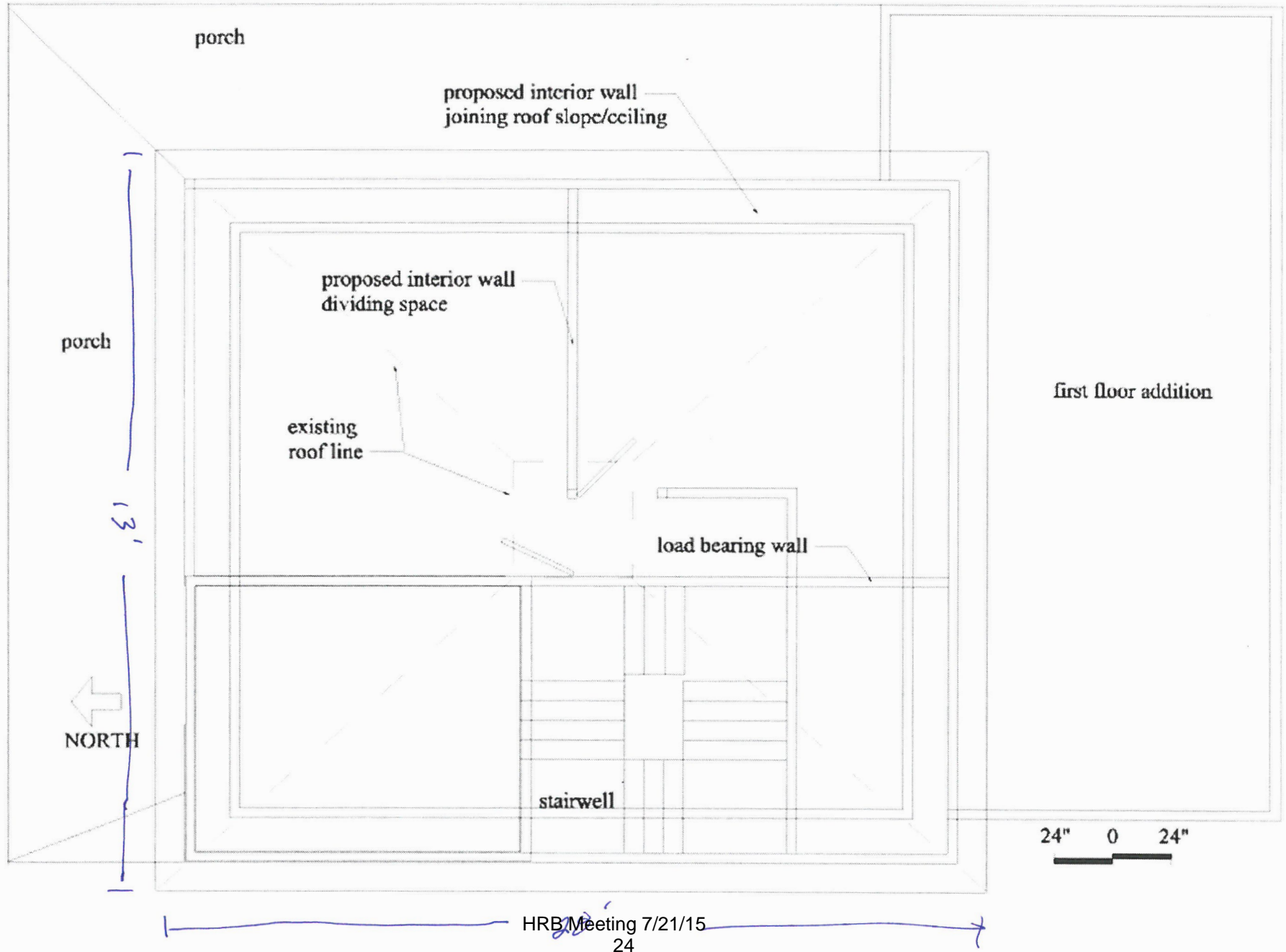
b. That it is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27 CDC).

No foundation to change the elevation is included in the scope of work. However, the building code is requiring a foundation along the east wall of the original home. Several professionals that inspected the property have suggested that since the load is minimal that the original piers be reinforced rather than the a new foundation that will necessitate removing the existing porch floor and disturbing the existing system that has been working for 110 years.

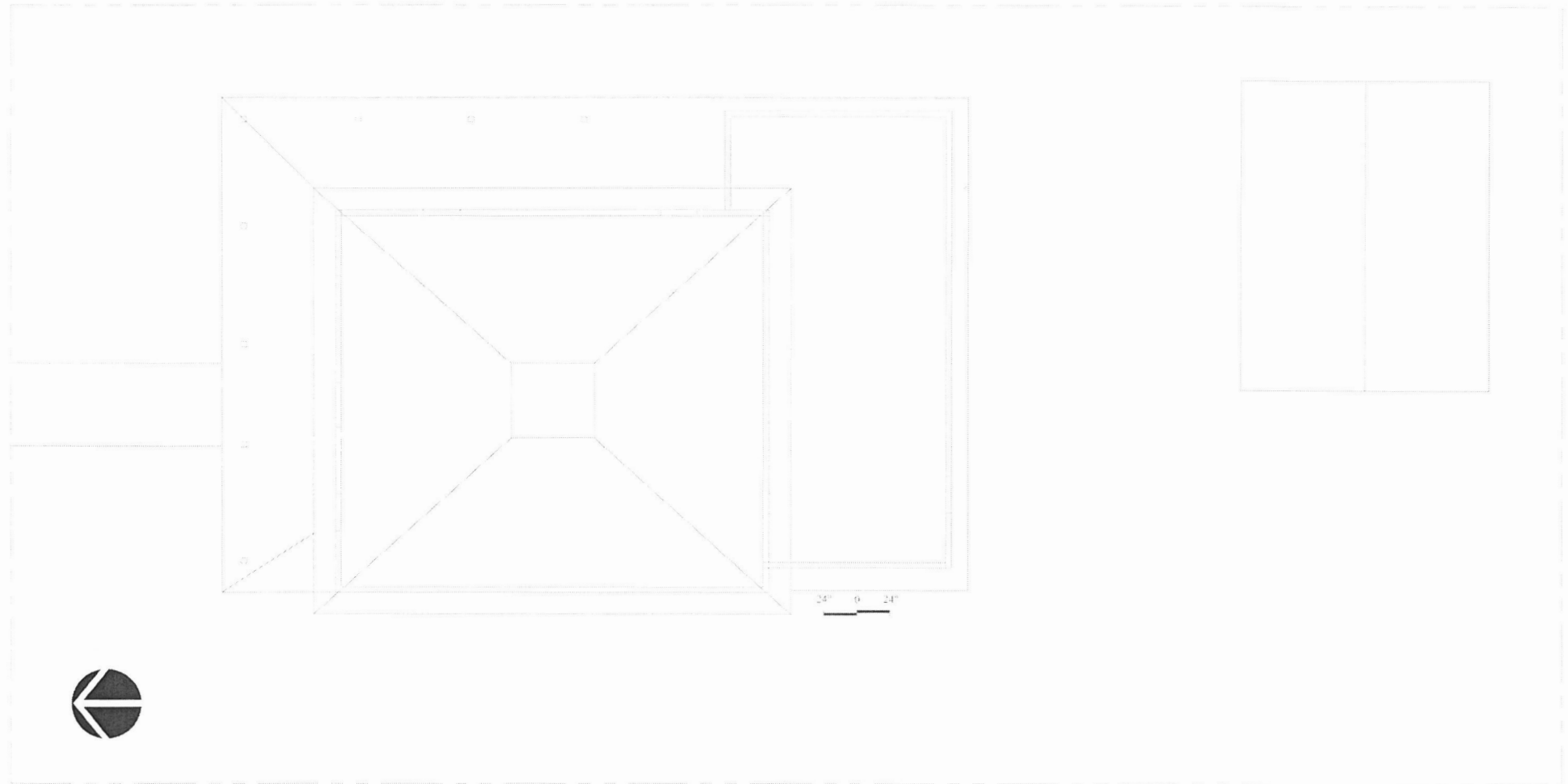
20. Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted.

No lighting is included in the scope of work.

Proposed Plan - 1562 Buck St West Linn, OR
Owner/Designer: Bonnie Mangene (971)221-0194
May 2015



Site Plan - 1562 Buck St West Linn, OR
Owner/Designer: Bonnie Mangene (971)221-0194
August 2012









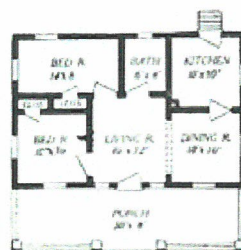
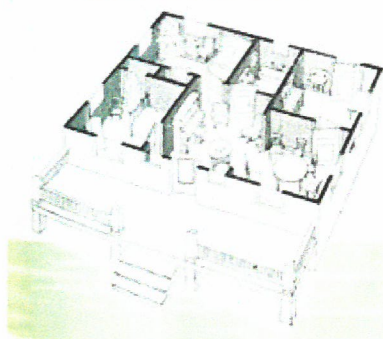
The Edison

See prices on inside of front cover.

BEFORE reading this description, what did you think of the Edison? Well, it has impressed others the same way—as being one of the prettiest little bungalows ever built. And every owner is more pleased with the Edison after it is completed. When the beautiful lines of this home are fully realized—then it is possible to see the broad and expansive porch sweeping across the entire front of the house, also the careful formation of the roof covering the porch. And did you notice the broad eaves with exposed rafters? This feature seems to belong to this home alone. And the diamond divided lights in the upper sash are in complete harmony with the balance of the beautiful home. Study the interior, the arrangement of rooms. Isn't it ideal? The living-room and dining-room, divided by an archway, are really one big room, but still they retain the convenience of two. Each sleeping room affords plenty of air. The bathroom is well planned and is large enough for bathroom fixtures with plenty of space to spare.

For design, convenience and price, don't you think the Edison is the prettiest little bungalow you have seen? And when this bungalow is stained a dark brown and trimmed in pure white you have a most artistic and beautiful result.

For price of the Edison refer to inside of front cover. See Terms on page 2 and General Specifications on pages 12 and 13.



Floor Plan—The Edison



Existing samples of
new siding from 2012
work beside existing
original siding



View to south of Wilderness Park from proposed rear window dormer





Gable Dormer
Front Elevation



Gable Dormer
Front Elevation



Gable Dormer
East Elevation



Gable Dormer
Rear Elevation



Mansard Dormer
Front Elevation



Mansard Dormer
East Elevation



Mansard Dormer
Rear Elevation



Shed Dormer
Front Elevation

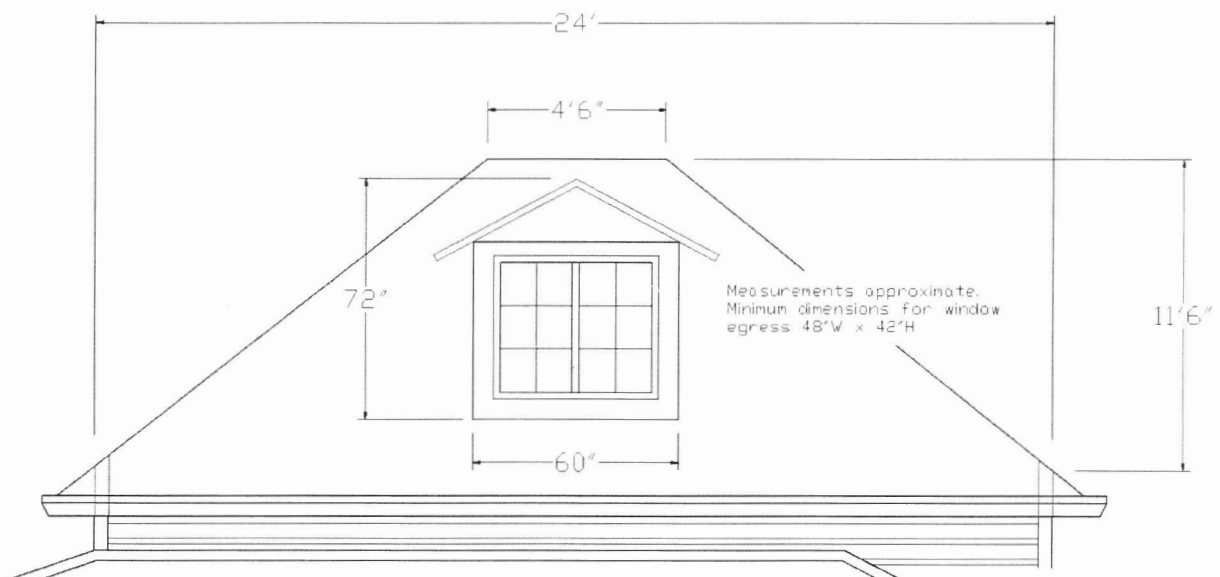
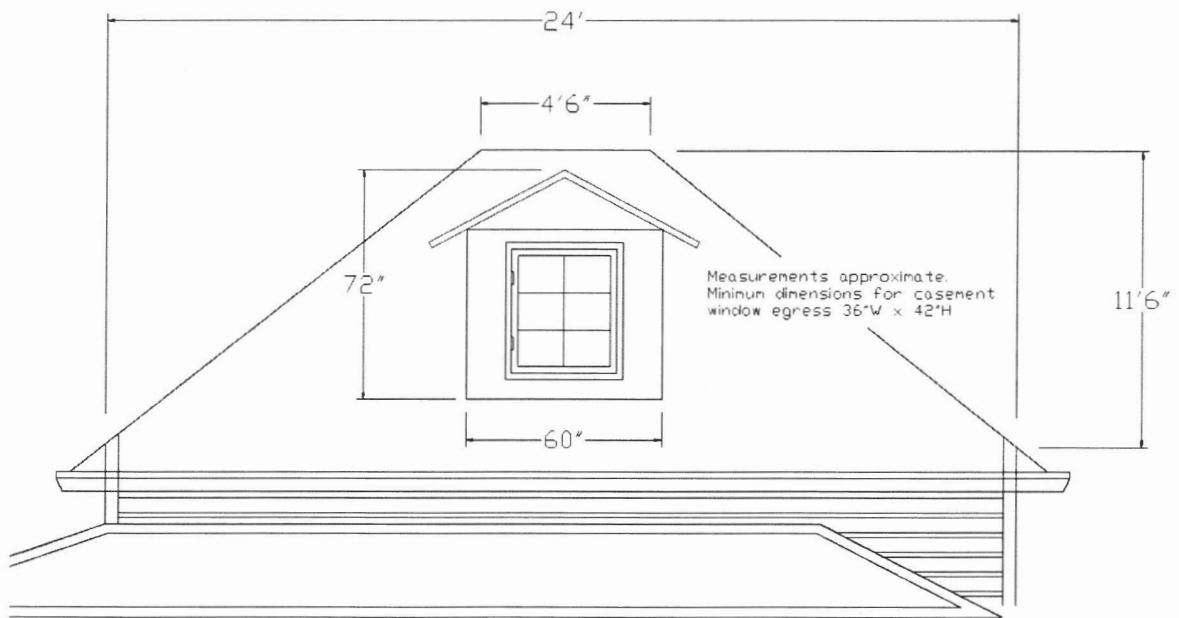


Shed Dormer
East Elevation



Shed Dormer
Rear Elevation

Dormer Dimensions



FINAL DECISION NOTICE**FILE NO. DR-08-04****IN THE MATTER OF A HISTORIC LANDMARK HOUSE REMODEL
AT 1562 BUCK STREET**

At their meeting of April 30, 2008, the Clackamas County Historic Review Board (HRB) held a public hearing to consider the request by Scott Streitberger to remodel a house at 1562 Buck Street. The bulk of the remodeling involves an addition at the rear of the hipped roof home. The remodel will be essentially unseen from Buck Street. The applicant also proposed a chimney and doubling up two windows (adding a second identically dimensioned window next to each of the two windows on the first floor front elevation). The decision was based upon the approval criteria of Chapter 26 of the West Linn Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

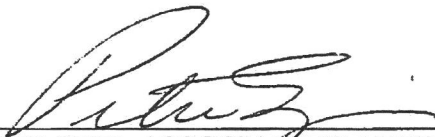
Staff made a brief presentation. The applicant provided comments. The public hearing was opened. There was no public testimony. The public hearing was closed.

In discussion, all HRB members declared support for the rear remodel. The discussion focused upon the chimney which was proposed to have a wood chase. The HRB found that a brick or faux brick or stone chimney would be period appropriate. The applicant agreed. The applicant also request doubling the windows on the front elevation. The HRB agreed that the windows would not compromise the front "mass to void" ratio nor would they compromise the essential element of the house: the roof form. The additional windows would also bring more light into the living room. A motion was made, seconded and unanimously approved to approve the application as submitted with the following conditions:

1. The chimney shall be brick or a faux brick or stone appliqué. The chimney cap shall be of a simple design.
2. The two existing front windows on the front elevation may be doubled up with new identically proportioned windows so they are side by side. New windows shall be wood framed or wood clad with minimum four inch wide trim.
3. House trim shall be painted a contrasting color (e.g. white) to the body color and shall be approved by Planning Director.
4. Light fixtures on the addition shall not create off-site glare.
5. All siding will be horizontal and eight inches wide at least.
6. The new garage must be less than 500 square feet in size and less than 15 feet tall to ridgeline in order to have the 3 foot rear and side setbacks.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into

the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require payment of fee and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.



PETER SPIR, ASSOCIATE PLANNER
CITY OF WEST LINN

5-1-08

DATE

Mailed this 1 day of May, 2008.

Therefore, this decision becomes final at 5 p.m., May 15, 2008.

p:\devr\vw\final decisions\HRB-fin dec.DR-08-04-BUCK

WEST LINN HISTORIC REVIEW BOARD

FINAL DECISION NOTICE

FILE NO. DR-12-17

IN THE MATTER OF OPENING ENLARGEMENTS AND REDUCTIONS AND PORCH ALTERATIONS

At their meeting of October 16, 2012, the Historic Review Board (HRB) held a public hearing to consider the request by the applicant, Bonnie Mangene, to enlarge and reduce several openings and alter the columns on the front porch at 1562 Buck Street. The property is a West Linn Historic Landmark. The decision was based upon the approval criteria of Chapter 26 of the West Linn Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

HRB Chair Jon McLoughlin opened the public hearing. Sara Javoronok, Associate Planner, presented for the City. Ms. Mangene presented and offered testimony.

The HRB discussed the project. The applicant proposed installing vinyl windows since there are existing vinyl windows elsewhere on the house. Staff recommended a condition of approval requiring wood, fiberglass, or similar windows for the new windows. The HRB discussed how prior changes affect the character and integrity of this landmark and historic properties generally. The HRB was sympathetic to the applicant, but did not want to allow changes that were not sensitive to the character of the property.

The HRB reviewed email correspondence from an adjacent property owner who expressed concerns about the siding replacement, window replacement, and porch railing. The HRB and the applicant discussed these issues. In regards to the siding replacement, they added Condition of Approval No. 4 to address those concerns. Staff clarified the concerns regarding the location of the replacement windows and it was also clarified that the railing may not have been historic, so replacing it was not required.

A motion was made by Mr. Manning to approve the application with an additional finding, with the three conditions of approval in the staff report, and a new Condition of Approval 4. The additional finding is as follows:


1. It is appropriate for the areas of the openings that are reduced to be filled with siding that, to the greatest extent possible, matches and is laced and blended with the existing siding.

The approved conditions of approval are as follows:

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-3, with the exception of modifications required by the following conditions.
2. Windows. The replacement window sashes shall be wood, fiberglass, or another material that exhibits similar visual qualities, subject to Planning Department approval.
3. Porch columns. The porch columns shall be the same size and shape of the historic columns.
4. Siding. Where openings are filled, the siding shall be matched and laced to blend with the existing siding to the greatest extent possible, subject to Planning Department approval.

The motion was seconded by Mr. Eddington and approved 4-0.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the CDC. Such appeals would require payment of fee and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.



Jon McLoughlin, Chair
West Linn Historic Review Board

10/17/12

Date

Mailed this 18th day of October, 2012.

Therefore, this decision becomes final at 5 p.m., November 1, 2012.