



## Staff Report

STAFF REPORT DATE: December 9, 2020

HEARING DATE: December 16, 2020

TO: Interested Parties

FROM: Lauren Russell, Associate Planner

PROPOSAL: **Clements Residence Porch Additions (HR2019-0002)**

LOCATION: The site is located at 5725 SW Lombard Avenue, specifically identified as Tax Lot 14700 on Washington County Tax Assessor's Map 1S115CC.

ZONING / NAC: Residential Urban Standard Density 7,000 (R7) / Vose NAC

SUMMARY: The applicant, Dana Popick, requests Alteration of a Landmark Historic Review approval to rebuild the existing front porch and add new side and rear porches to the Caroline Hocken Clements Residence.

PROPERTY OWNER: Advantage Holdings LLC  
2195 Hyacinth Street NE, Suite 110B  
Salem, OR 97301

APPLICANT: Dana Popick  
20733 SW Booker Court  
Beaverton, OR 97003

DECISION: **RECOMMENDATION OF APPROVAL** of **Clements Residence Porch Additions (HR2019-0002)** subject to conditions of approval.

## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
HR2019-0002	November 13, 2019	May 11, 2020	March 7, 2021	May 11, 2021

\* Pursuant to Section 50.25.8 of the Development Code, this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

\*\* This is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	Residential Urban Standard Density 7,000 (R7)	
<b>Current Development</b>	The subject site consists of a detached dwelling with a concrete driveway.	
<b>Site Size &amp; Location</b>	The subject site is located at 5725 SW Lombard Avenue, specifically identified as Tax Lot 14700 on Washington County Tax Assessor's Map 1S115CC. The parcel is approximately 0.17 acres in size. The site is located at the southwest corner of the intersection of SW Lombard Avenue and SW 12 <sup>th</sup> Street.	
<b>NAC</b>	Vose	
<b>Surrounding Uses</b>	<b>Zoning:</b> <u>North:</u> Residential Urban Standard Density 5,000 (R5)	<b>Uses:</b> <u>North:</u> Detached Dwellings
	<u>South:</u> Residential Urban Standard Density 7,000 (R7)	<u>South:</u> Detached Dwellings
	<u>East:</u> Residential Urban Standard Density 7,000 (R7)	<u>East:</u> Detached Dwellings
	<u>West:</u> Residential Urban Standard Density 7,000 (R7)	<u>West:</u> Detached Dwellings

## DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

		<b>Page No.</b>
<b><u>Attachment A:</u></b>	<b>HR2019-0002 Alteration of a Landmark</b>	HR1 – HR8
<b><u>Attachment B:</u></b>	<b>Conditions of Approval</b>	COA1

### Exhibits

#### **Exhibit 1. Materials Submitted by Staff**

- Exhibit 1.1 Zoning and Vicinity Map (page SR-3 of this report)
- Exhibit 1.2 Aerial Map (page SR-4 of this report)
- Exhibit 1.3 Beaverton Inventory of Historic Resources Entry for the Caroline Hocken Clements Residence

#### **Exhibit 2. Public Comment**

None Received

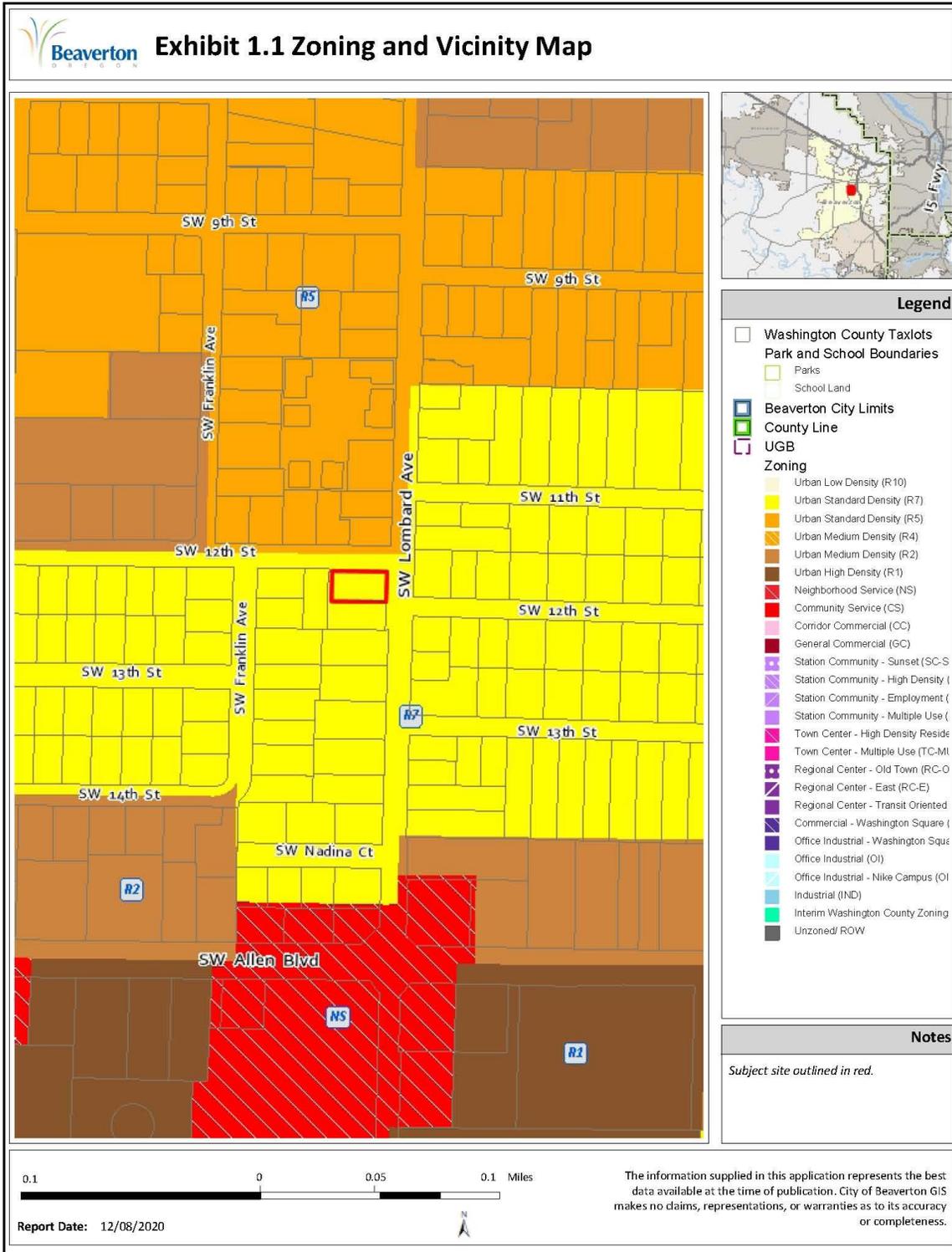
#### **Exhibit 3. Materials Submitted by the Applicant**

- Exhibit 3.1 Submittal Package

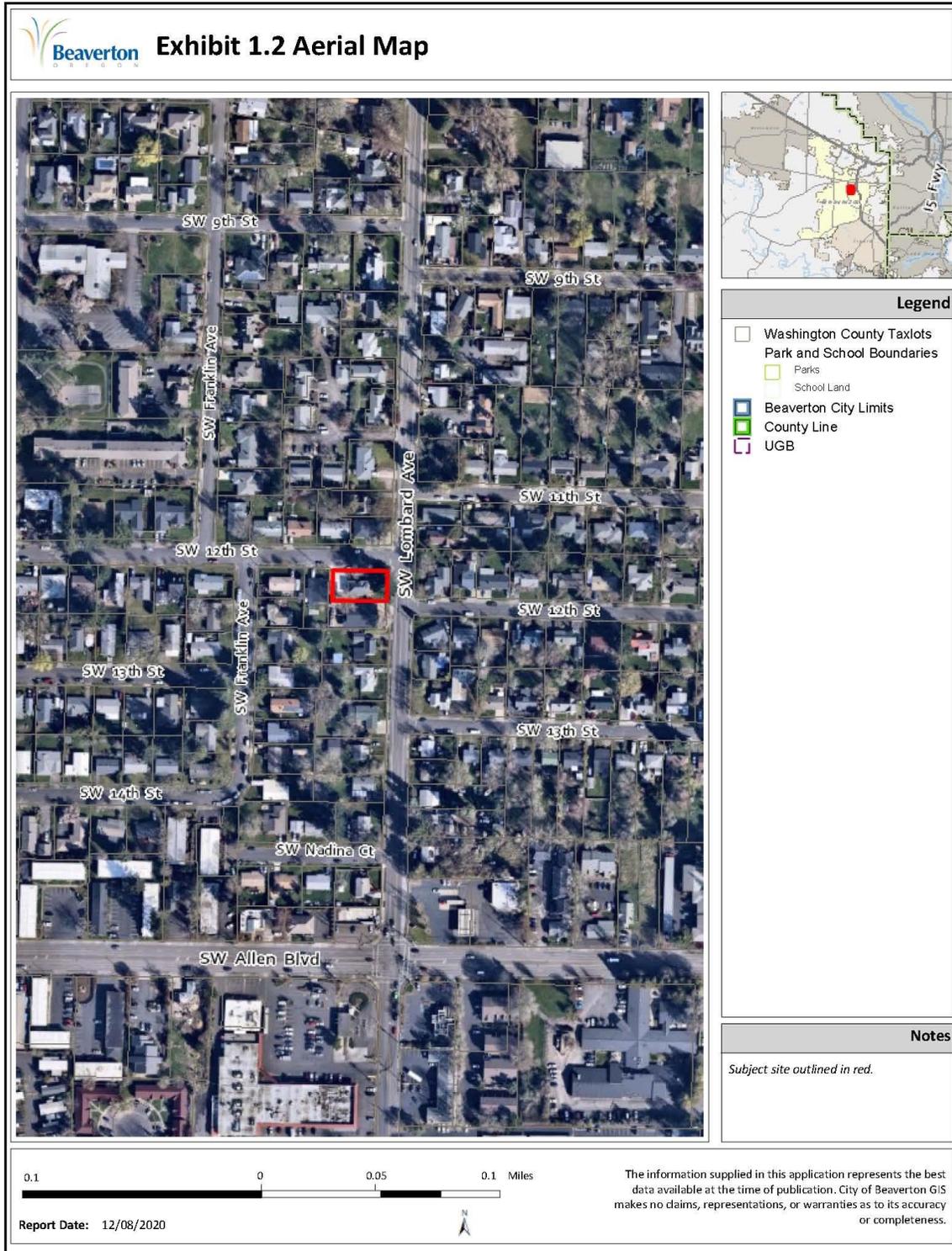
#### **Exhibit 4. Agency Comment**

None Received

Clements Residence Porch Additions (HR2019-0002)



Clements Residence Porch Additions (HR2019-0002)



**HR2019-0002  
ANALYSIS AND FINDINGS FOR  
ALTERATION OF A LANDMARK APPROVAL**

**Section 40.35.05. Purpose.**

*The purpose of Historic Review is to preserve, enhance, and perpetuate landmarks and districts which represent or reflect elements of the City's cultural, social, economic, and architectural history and to promote the use of historic districts and landmarks for the education, pleasure, housing, and public welfare of the City's current and future citizens. This Section is carried out by the approval criteria listed herein.*

**Section 40.35.15.1.C. Approval Criteria.** *In order to approve an Alteration of a Landmark application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. *The proposal satisfies the threshold requirements for an Alteration of a Landmark application.***

**FINDING:**

The applicant proposes to rebuild the existing front porch and add new side and rear porches to the Caroline Hocken Clements Residence, which meets threshold:

- 1. Changes to any aspect of the exterior appearance, including but not limited to, exterior finish materials, architectural detailing, and changes to window and door locations or dimensions.*

**Therefore, staff finds that the proposal meets the approval criterion.**

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

**FINDING:**

The City of Beaverton received the appropriate fee for an Alteration of a Landmark application.

**Therefore, staff finds that the proposal meets the approval criterion.**

- 3. *The distinguishing original historic or architectural qualities or character of a building, structure, or site and its environment are being preserved.***

**FINDING:**

The Beaverton Inventory of Historic Resources entry for the Caroline Hocken Clements Residence classifies the resource as significant, which is defined as

“individually important buildings, sites, structures, or objects in Beaverton distinguished by outstanding qualities of architecture, relationship to environment, and/or historic associations.” The house was constructed in 1910 in the Craftsman style and the entry describes the architectural significance of the building as follows:

“This house is one of the few Craftsman style residences remaining in the city. This style was popular concurrently with the Bungalow style, and, as the name implied, favored the hand crafted rather than machine made appearance. The standard features of a Craftsman house are the rectangular floor plan, often with a hip roof and hipped dormers. The Clements house has the added feature of bell-cast eaves, both on the main volume of the house as well as on the dormers. Other decorative elements include the polygonal bay windows and the beveled glass in the front door.”

The applicant states that the proposal is limited to rebuilding the front porch and constructing new side and rear porches. The distinguishing original architectural qualities of the building, including the hip roof and hipped dormers, bell-cast eaves, polygonal bay windows, and beveled glass in the front door, will not be impacted by the scope of work. Therefore, staff finds that the distinguishing original historic or architectural qualities or character of the building, structure, or site and its environment are being preserved.

**Therefore, staff finds that the proposal meets the approval criterion.**

***4. Any alteration to buildings, structures, and sites are in keeping with the time period of the original construction.***

**FINDING:**

The proposal is limited to rebuilding the front porch and constructing new side and rear porches. The house finished floor of the house is set 2.5 feet above grade and when the applicant purchased the property, there were no stairs at the front door or side door and temporary stairs at the rear door. The applicant designed the proposed porch stairs, railings, and landings to be compatible with the time period of the original construction by using materials such as cedar, pine, and fir for the decking components. Additionally, the applicant proposes to connect the front entrance to the public sidewalk with a new paver stone pathway. Therefore, staff finds that the proposed alterations are in keeping with the time period of the original construction.

**Therefore, staff finds that the proposal meets the approval criterion.**

***5. Any distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site have been preserved unless said***

***features are a threat to public health and safety or are in violation of building, fire, or access regulations.***

**FINDING:**

The applicant states that the proposal is limited to rebuilding the front porch and constructing new side and rear porches. The distinctive stylistic features, including the hip roof and hipped dormers, bell-cast eaves, polygonal bay windows, and beveled glass in the front door, will not be impacted by the scope of work. Therefore, staff finds that the distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site have been preserved.

**Therefore, staff finds that the proposal meets the approval criterion.**

**6. *Deteriorating architectural features will be repaired rather than replaced, wherever possible.***

**FINDING:**

The applicant states that the prior owner began the renovation before the applicant purchased the property. That owner repaired and may have replaced deteriorating architectural features. That owner also removed the existing front porch, a feature that was not called out as a distinguishing original architectural quality in the Beaverton Inventory of Historic Resources entry, so it is not possible for the applicant to repair it rather than replace it.

**Therefore, staff finds that the proposal meets the approval criterion.**

**7. *New material used for replacement will match the material being replaced in terms of composition, design, color, texture, and other visual qualities.***

**FINDING:**

The applicant states that the proposal is limited to rebuilding the front porch and constructing new side and rear porches. The distinguishing original architectural qualities of the building, including the hip roof and hipped dormers, bell-cast eaves, polygonal bay windows, and beveled glass in the front door, will not be impacted by the scope of work. The existing front porch, a feature that was not called out as a distinguishing original architectural quality in the Beaverton Inventory of Historic Resources entry, was removed by the prior owner. The applicant designed the proposed porch stairs, railings, and landings to be compatible with the time period of the original construction by using materials such as cedar, pine, and fir for the decking components.

**Therefore, staff finds that the proposal meets the approval criterion.**

- 8. The repair or replacement of missing architectural features is based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence.**

**FINDING:**

The applicant states that the proposal is limited to rebuilding the front porch and constructing new side and rear porches. The distinguishing original architectural qualities of the building, including the hip roof and hipped dormers, bell-cast eaves, polygonal bay windows, and beveled glass in the front door, will not be impacted by the scope of work. The existing front porch, a feature that was not called out as a distinguishing original architectural quality in the Beaverton Inventory of Historic Resources entry, was removed by the prior owner. The applicant designed the proposed porch stairs, railings, and landings to be compatible with the time period of the original construction by using materials such as cedar, pine, and fir for the decking components. Additionally, the applicant proposes to connect the front entrance to the public sidewalk with a new paver stone pathway.

**Therefore, staff finds that the proposal meets the approval criterion.**

- 9. The design of the proposed addition or alteration does not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood, or environment.**

**FINDING:**

The applicant states that the proposal is limited to rebuilding the front porch and constructing new side and rear porches. The significant architectural material, including the hip roof and hipped dormers, bell-cast eaves, polygonal bay windows, and beveled glass in the front door, will not be impacted by the scope of work. The applicant designed the proposed porch stairs, railings, and landings to be compatible with the time period of the original construction by using materials such as cedar, pine, and fir for the decking components. Additionally, the applicant proposes to connect the front entrance to the public sidewalk with a new paver stone pathway. All porches will meet the minimum required yard setbacks. For these reasons, staff finds that the design of the proposed additions does not destroy significant historical, architectural, or cultural material and the design is compatible with the size, scale, material, and character of the property, neighborhood, or environment.

**Therefore, staff finds that the proposal meets the approval criterion.**

- 10. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an adjustment, planned**

***unit development, or variance which shall be already approved or considered concurrently with the subject proposal.***

FINDING:

Staff cites the Chapter 20 Use and Site Development Requirements chart at the end of this attachment.

**Therefore, staff finds that the proposal meets the approval criterion.**

***11. The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impacts of the proposal.***

FINDING:

Staff cites the Code Conformance Analysis chart at the end of this attachment, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60.

**Therefore, staff finds that the proposal meets the approval criterion.**

***12. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

FINDING:

The applicant submitted the Alteration of a Landmark application on November 13, 2019, and staff received the applicant's request to deem the application complete on May 11, 2020. In review of the materials during the application review process, staff finds that all applicable application submittal requirements identified in Section 50.25.1 are contained within this proposal.

**Therefore, staff finds that the proposal meets the approval criterion.**

***13. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

FINDING:

The applicant has submitted this Alteration of a Landmark application and no other applications are required of the applicant at this stage of City review.

**Therefore, staff finds that the proposal meets the approval criterion.**

**Chapter 20 Use and Site Development Requirements**  
**Residential Urban Standard Density 7,000 (R7) Zoning District**

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 20.05.20 (R7)</b>			
Detached Dwellings	Permitted	The applicant proposes to add porches to an existing detached dwelling.	<b>YES</b>

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 20.05.15 (R7)</b>			
Minimum Land Area	7,000 square feet	7,258 square feet (0.17 acre)	<b>YES</b>
Residential Density	Minimum: Maximum:		
Minimum Lot Dimensions	Width: 70 feet Depth: 80 feet	63.46 feet (Approved by LD2015-0003) 114.37 feet	<b>YES</b>
Minimum Yard Setbacks	Front: 17 feet Side: 5 feet Rear: 25 feet	30 feet 9'-9" 28 feet	<b>YES</b>
Maximum Building Height	35 feet	Approximately 25 feet	<b>YES</b>

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review approval is not required for Permitted Uses in the R7 zone.	N/A
<b>Development Code Section 60.07</b>			
Drive-up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	N/A
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a Floodplain.	N/A
<b>Development Code Section 60.11</b>			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food cart pods are proposed.	N/A
<b>Development Code Section 60.12</b>			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	N/A
<b>Development Code Section 60.15</b>			
Land Division Standards	On-site surface contouring within 25 feet of a property line within or abutting any residentially zoned property.	No contouring is proposed.	N/A
<b>Development Code Section 60.20</b>			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile homes and manufactured homes.	No mobile or manufactured homes are proposed.	N/A
<b>Development Code Section 60.25</b>			
Off-Street Loading Requirements	Minimum: None	No loading spaces are proposed.	N/A

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 60.30</b>			
Off-street Motor Vehicle Parking	Minimum: 1 space Maximum: None	The existing driveway parking space will be maintained.	<b>YES</b>
Required Bicycle Parking	Short-term: Not required Long-term: Not required	No bicycle parking spaces are proposed.	<b>N/A</b>
<b>Development Code Section 60.55</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	No transportation facilities are proposed or impacted.	<b>N/A</b>
<b>Development Code Section 60.60</b>			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	The proposal will not impact the existing trees and no trees are proposed to be removed.	<b>N/A</b>
<b>Development Code Section 60.65</b>			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	No new utility service lines are proposed.	<b>N/A</b>

**RECOMMENDED CONDITIONS OF APPROVAL  
Clements Residence Porch Additions (HR2019-0002)**

1. In accordance with Section 50.90.1 of the Development Code, Alteration of a Landmark shall expire after two years from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B. (Planning/LR)
2. The applicant shall obtain any required building permits for the proposed porch additions. (Planning/LR)