

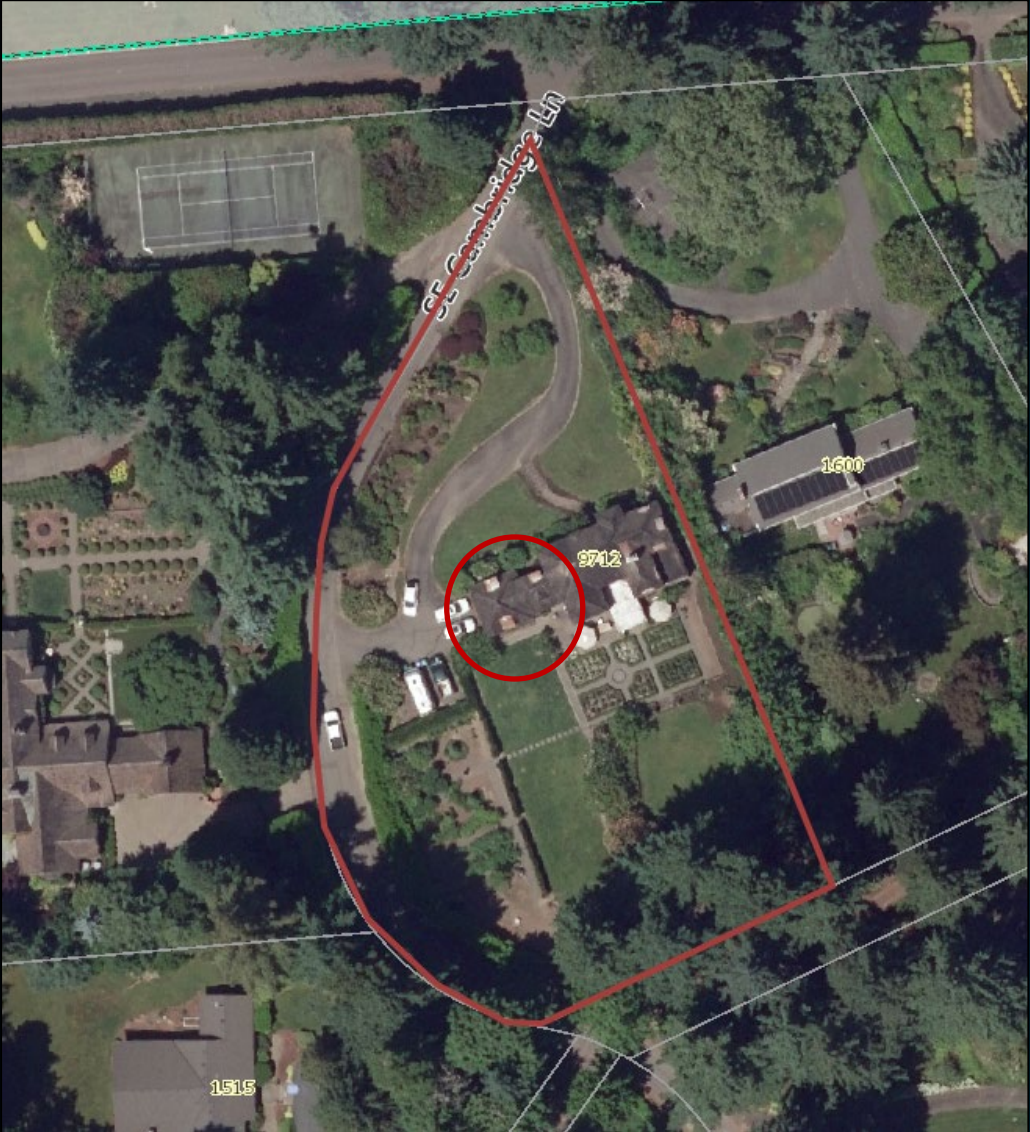


**HR-2024-003**

**9712 SE Cambridge Ln  
Alteration/Renovation**

Planning Commission  
December 10, 2024  
Vera Koliass, Senior Planner

# SITE





# RESOURCE LISTING

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- Constructed in 1941
- Arts and Crafts style
- Significant resource designation
  - Person
  - Style

# PROPOSAL





# PROPOSAL



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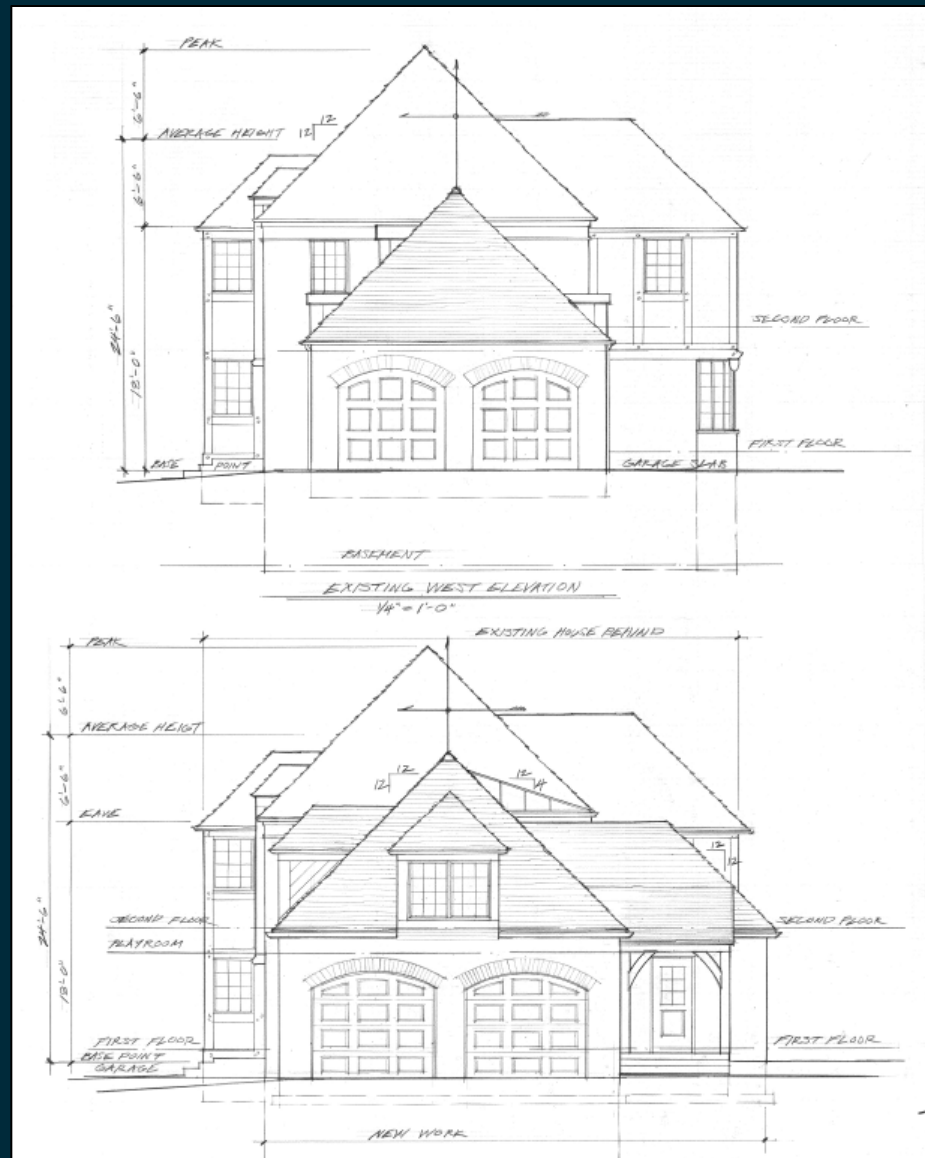
# PROPOSAL

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# PROPOSAL



Historic review not common in Milwaukie

- Especially for residences
- Consultant assisted in application review

Approval criteria deliberately discretionary

- Opportunities for changes while preserving key elements and visual integrity
- Continued modern use of the structure



# Historic Resource Inventory

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Two different types of designations **significant** and **contributing**

- There are 16 significant designations in the City
  - 10 of the 16 are residential buildings
  - **Significant** resources require the **highest level of review**
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- Historic resources listed in the inventory were given scores to determine their significance

# Historic Resource Inventory

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Built in 1941, this house:

- Did not meet the 50-year criterion for listing on the National Register of Historic Places
- It received a total score of 56, less than the required score of 60.
- The rating “Significant” was determined because it received a full score (10/10) on Person and Style



# Historic Resource Inventory

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## Person/Group/Organization

- **E. Roy Jarman**, owner and president of Jarman-Williamson, Inc, a nationally known Milwaukie company that developed and refined the golfcart. The Jarman-Williamson Company remained a leader and innovator in the industry for over thirty years, expanding its production of golf merchandise to include many different lines that gained national prominence.

# Historic Resource Inventory

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## Style/Building Type/Convention

- Excellent example of the *Arts and Crafts style*
- Designed by well-known Portland architect Richard Sundeleaf
- Composed of several rectangular volumes capped with steeply pitched hip roofs.
- Exterior walls are clad in brick and there is a massive interior brick chimney.



# Historic Resource Inventory

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1988 Historic Resource Inventory determined these important home features:

- Elongated oriel window
- Decorative raised brick course
- Recessed entry
- Curved dormers and garage doors
- Rectangular-paned windows
- Full-height rectangular bay and mock half-timbering

# Historic Resource – APPROVAL CRITERIA

- **Retention of Original Construction**
- **Building Height**
- **Windows**
- **Horizontal Additions**
- Restoration Possible
- Time Period Consistency
- Visual Integrity/Style
- Replacement or Additional Materials

## ANALYSIS – Key Question

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**Is the proposal consistent with the visual integrity/style of the home, including building height, horizontal additions, and windows?**

# ANALYSIS – Key Question

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## **Retention of Original Construction** – avoid alteration and demolition

- Service wing is being removed
- Main portion of the home remains untouched
- Existing brick to be re-used
- Replaced with a near-similar addition that is consistent and compatible with the house
- Extends the useful life of the resource
- Rebuilt wing design passes the “squint test” – will look virtually unchanged from the original



# ANALYSIS – Key Question

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**Building Height** – existing heights and roof pitches should be maintained

- No changes to permanent building height/elevation
- Addition roof will rise, but remains shorter than main roof

Criterion better met with adjustments to dormer shapes; offsetting garage extension

Applicant maintains that:

- Main roof pitch remains the same
- New dormer and shed roof will have lower pitch but not visible from street
- New hip dormer not visible from street

# ANALYSIS – Key Question

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**Horizontal Additions** – allowed if scale and proportion are visually compatible

- Addition = 517 sq ft increase in area

Criterion better met if addition relocated behind the face of the main house and if southern garage extension is offset from the roofline and building behind; align windows and sills

Applicant maintains that:

- Moving wall of kitchen would flatten the south (rear) elevation
- Mudroom wing extension restores rhythm of wings projecting out from the main house
- Garage is held back on street-facing façade to better fit grades and driveway

# ANALYSIS – Key Question

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**Windows** – replacement allowed if they match as closely as possible

- Many windows meet the criteria

Criterion better met if some windows are redesigned

- First floor north window is larger and different from original
- North elevation dormers should match original
- Align height of south windows with main body windows

Applicant maintains that:

- All window sizes with light divisions match main house, except:
  - First floor kitchen window – same size but different light divisions for privacy and decorative element
  - South French doors provide direct access to garden
  - South dormer window heads match adjacent window

## Summary

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- Distinguishing original qualities will not be destroyed
- Contributing features will be rebuilt in same style
- Overall massing preserved
- Public facing elevations nearly identical



## Comments Received

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- James and Nancy Dalton, Oxford Ln: in support of the application
- Daniel Snow, 9900 SE Cambridge Ln: in support of the application
- Diane Snow, 9900 SE Cambridge Ln: in support of the application
- Megan and David Tsang, 10200 SE Cambridge Ln: in support of the application

## Decision-making options

- A. Deny the application subject to the Findings of Denial.
- B. Deny the application with modified Findings of Denial. Such modifications need to be read into the record.
- C. Approve the application upon finding that it does meet approval criteria. Such findings need to be read into the record.
- D. Continue the hearing.

**QUESTIONS OR  
COMMENTS?**

