



MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Primary File #: HR-2024-003

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|---|--|---|
| <input type="checkbox"/> Amendment to Maps and/or | <input type="checkbox"/> Land Division: | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Comprehensive Plan Map | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Residential Dwelling |
| <input type="checkbox"/> Amendment | <input type="checkbox"/> Lot Consolidation | <input type="checkbox"/> Manufactured Dwelling Park |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Partition | <input type="checkbox"/> Manufactured Dwelling |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Property Line Adjustment | <input type="checkbox"/> Temporary Dwelling Unit |
| <input type="checkbox"/> Code Interpretation | <input type="checkbox"/> Replat | <input type="checkbox"/> Transportation Facilities Review** |
| <input type="checkbox"/> Community Service Use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Variance: |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Mixed Use Overlay Review | <input type="checkbox"/> Use Exception |
| <input type="checkbox"/> Development Review | <input type="checkbox"/> Modification to Existing Approval | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Director Determination | <input type="checkbox"/> Natural Resource Review** | <input type="checkbox"/> Willamette Greenway Review |
| <input type="checkbox"/> Downtown Design Review | <input type="checkbox"/> Nonconforming Use Alteration | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Extension to Expiring Approval | <input type="checkbox"/> Parking: | Use separate application forms for: |
| <input checked="" type="checkbox"/> Historic Resource: | <input type="checkbox"/> Quantity Determination | Annexation and/or Boundary Change |
| <input checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Quantity Modification | • Compensation for Reduction in Property |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Shared Parking | • Value (Measure 37) |
| <input type="checkbox"/> Status Designation | <input type="checkbox"/> Structured Parking | Daily Display Sign |
| <input type="checkbox"/> Status Deletion | | • Appeal |

RESPONSIBLE PARTIES:


APPLICANT (owner or other eligible applicant—see reverse):	Hilary Sundeleaf Mackenzie	
Mailing address:	PO Box 2966, Portland	State/Zip: OR 97208
Phone(s):	503-282-7674	Email: hilary@sundeleafmackenzie.com
<i>Please note: The information submitted in this application may be subject to public records law.</i>		
APPLICANT'S REPRESENTATIVE (if different than above):	see above	
Mailing address:	State/Zip:	
Phone(s):	Email:	

SITE INFORMATION:

Address:	9712 SE Cambridge Lane, Milwaukie, OR 97222	Map & Tax Lot(s):	T1S, R1E, SE 1/4 Sec 26, tax lot 600
Comprehensive Plan Designation:	Low Density	Zoning:	R-MD
		Size of property:	1.18 acres

PROPOSAL (describe briefly):

Alteration to an historic resource, replacing the existing kitchen, garage, playroom, upstairs bath, and back stairs, with a new kitchen, garage, mudroom, playroom, upstairs bath, and back stairs

SIGNATURE: I attest that I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.	
Submitted by: 	Date: 9/20/24

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.
 ** Natural Resource and Transportation Review applications may require a refundable deposit.

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

DEPOSITS:

Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	HR-2024-003	\$ 2,000			
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$			RECEIPT #:	RCD BY:	
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): HISTORIC MILWAUKIE					
Notes:					



I authorize Hilary Mackenzie to
operate as my representative to the
City of Milwaukee for the property
9712 58. Cambridge Lane.

She is therefore authorized to submit
the application for the Historic Resource Review
and any further applications.
Mave Lathrop

Historic Review

9712 SE Cambridge Lane, Milwaukie, Oregon 97222

Project purpose: Like many houses of the era (ca 1940s), the existing kitchen is very small, there is no mudroom, and the garage is too small for parking today's cars. The upstairs bath does not meet today's codes for headroom. Both the playroom and upstairs hall also have limited headroom. The property owners love to cook and entertain, so it was important to have a modern working kitchen. The existing breakfast room will remain as is. The owners have five dogs and many grandchildren and like to work in the garden, so having a mudroom that opens directly to the garden for children and dogs was important. As was having a garage that would fit their cars. This addition will bring the service area into scale with the grand main rooms and will make the house useful for an extended family.

MMC 19.403.5 Alteration and Development

Approval Criteria and Findings

Approval of a permit to alter a landmark or any property in the HP District shall be based on findings of adherence to the following guidelines:

1.

Retention of Original Construction

Distinguishing original qualities defining a resource's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.

The main block of the existing house with its distinctive entry, tall stair window, two story bay and arched dormers will not be altered. This is the portion of the house that is most visible to the public from the road. This criterion is met.

2.

Building Height

Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a building's permanent elevation when constructing a foundation shall be avoided, except as required by building code or floodplain development permit.

The height of the building will remain unchanged as the main mass of the building is untouched. The west wing of the house and the new garage will be about 16" higher than the existing west wing and garage. The new west wing and garage will be about 12' below the peak of the main house. The existing house has a 12:12 roof pitch. Several dormers have a distinctive curved roof. The new addition will have a 12:12 roof pitch. The distinctive curved roof dormers will be replicated. On the south elevation there is a new dormer and shed roof that have a lower 4:12 pitch. These new elements are only visible from the garden and are not visible from the road. The new foundation will match the height of the existing foundation. This criterion is met.

3.

Horizontal Additions

The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building. Contemporary design for alterations and additions is acceptable if the design respects the building's original design and is compatible with the original scale, materials, and window and door-opening proportions of the building.

The proposed addition replicates the existing scale, opening proportions, and massing of the house. The window sizes in the addition will match the window sizes found on the main house. The scale of dormers was determined by the size of the existing windows. Two dormers will be replicas of existing dormers. The existing brick on the house will be removed and reused on the public facing facades of the addition. New brick that matches the original will be blended into the brick work on the south elevation. This criterion is met.

4.

Windows

Window replacements shall match the visual qualities of original windows as closely as possible. Wood window frames are preferred in meeting this standard. However, if nonwood replacements exhibit similar visual qualities as their wooden counterparts, they may be acceptable. The original number of window panes shall be maintained or restored when replacements are required.

The original windows in the house have been replaced by a previous owner. The existing windows are wood clad with simulated lead light divisions. These match the original light divisions. The new work will also use these windows with the simulated lead light divisions. This criterion is met.

5.

Restoration Possible

Except where building code precludes it, new additions or alteration to buildings shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original building could be restored.

The proposed addition could be removed and the original wing and garage re-built. The main block of the house will remain unchanged. This criterion is met.

6.

Signs and Lighting

Signs, lighting, and other appurtenances (such as walls, fences, awnings, and landscaping) shall be visually compatible with the original character of the building.

The landscaping will remain mostly unchanged. There are no signs. New exterior lighting will be compatible with the existing lighting. Where existing lighting, conductor heads, and

other distinguishing features are removed, they will be either refurbished, reused, or replaced with similar materials. The existing weathervane on the garage peak will be installed on the new garage peak. This criterion is met.

7.

Time Period Consistency

Buildings shall be recognized as products of their own time. Alterations that have no Historical basis or which seek to create an earlier appearance shall be avoided.

The proposed addition is designed to be compatible with the existing house. Where it is appropriate, like on the north façade, the existing dormers will be replicated. In instances where an entirely new element is introduced, the new element is different than existing elements. The new kitchen window borrows the diamond pane glass from the stair window but is of a different scale. The new garage dormers are different than the original garage dormers but use the same window size found in the rest of the house. The south dormer uses window sizes found on the house, but it is of a different style than other dormers. The idea was to make the new work familiar and compatible with the existing but not copy and paste elements randomly. This criterion is met.

8.

Visual Integrity/Style

Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a building, shall be maintained or restored as far as is practicable.

The distinctive brick work will be replicated. As will the distinctive arched top garage doors and arched top dormers with metal roofs. Eave details, window trim, and other common elements on the exterior will be replicated so the house has a consistent look. This criterion is met.

9.

Replacement or Additional Materials

Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, or an addition is proposed, new materials should match those of the original building, to the extent possible, in composition, design, color texture, and other visual qualities.

The existing brick will be reused on the most visible sides of the house. On the less visible south side new brick will be blended with the original brick. The half timbering on the south

second floor will be replicated on the new south dormer. Windows will match the existing windows on the house. This criterion is met.

10.

Buffering

An appropriate buffer or screen, as provided under Subsection **19.504.6**, may be required when a new commercial or industrial improvement or use is proposed on or adjacent to a designated resource, or within or adjacent to an historic district.

This criterion is not applicable to this application.



LOT AREA: 51,400.8 # 1.18 ACRES
 ALLOWED LOT COVERAGE: 30% = 15,420 #
 EXISTING LOT COVERAGE: 3,160 # 6%
 PROPOSED LOT COVERAGE: 3,677 # 7%

* BOTH SITE PLANS TAKEN FROM SURVEY BY
 ZTEC ENGINEERS 3/2/22

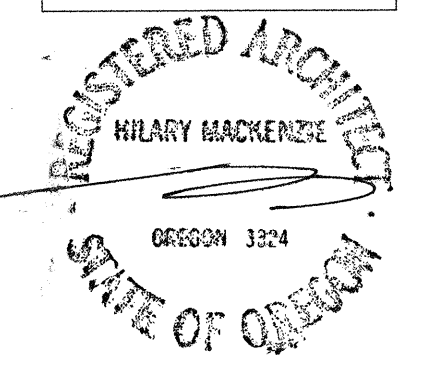
ADDITION FOR
 MARIE & GREG LATHROP
 9712 SE CAMBRIDGE LANE
 MILWAUKIE, OREGON 97222

Date:
 8/26/24

Drawn by:
 HM

Sheet Title:
 SITE PLANS

Scale:
 1" = 30'
 1" = 10'
 Sheet No.





NORTH ELEVATION - EXISTING
 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
 1/4" = 1'-0"

ADDITION FOR
 MARIE & GREG LATHROP
 9712 SE CAMBRIDGE LANE
 MILWAUKIE, OREGON 97222

Date:
 9/18/24

Drawn by:
 HM

Sheet Title:
 NORTH
 ELEVATIONS

Scale:
 1/4"

Sheet No.

7





EXISTING SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

ADDITION FOR
MARIE & GREG LATHROP
9712 SE CAMBRIDGE LANE
MILWAUKIE, OREGON 97222

Date: 9/18/24

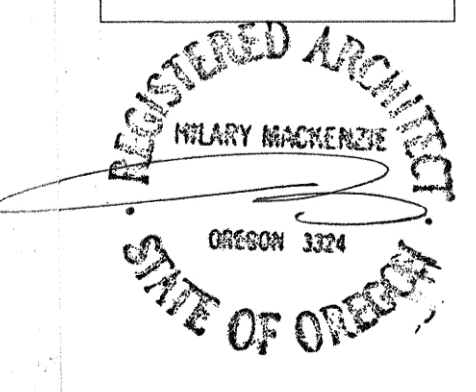
Drawn by:
AM

Sheet Title:
SOUTH
ELEVATIONS

Scale:
1/4"

Sheet No.

9





EXISTING WEST ELEVATION

1/4" = 1'-0"



WEST ELEVATION-PROPOSED

1/4" = 1'-0"

ADDITION FOR
MARIE & GREG LATHROP
9712 SE CAMBRIDGE LANE
MILWAUKIE, OREGON 97222

Date:
9/18/24

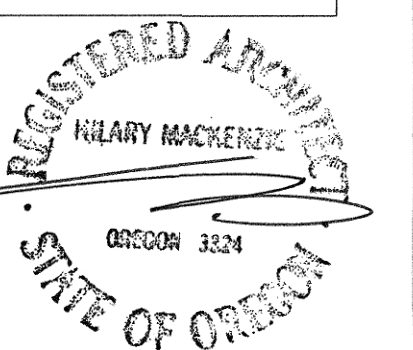
Drawn by:
HM

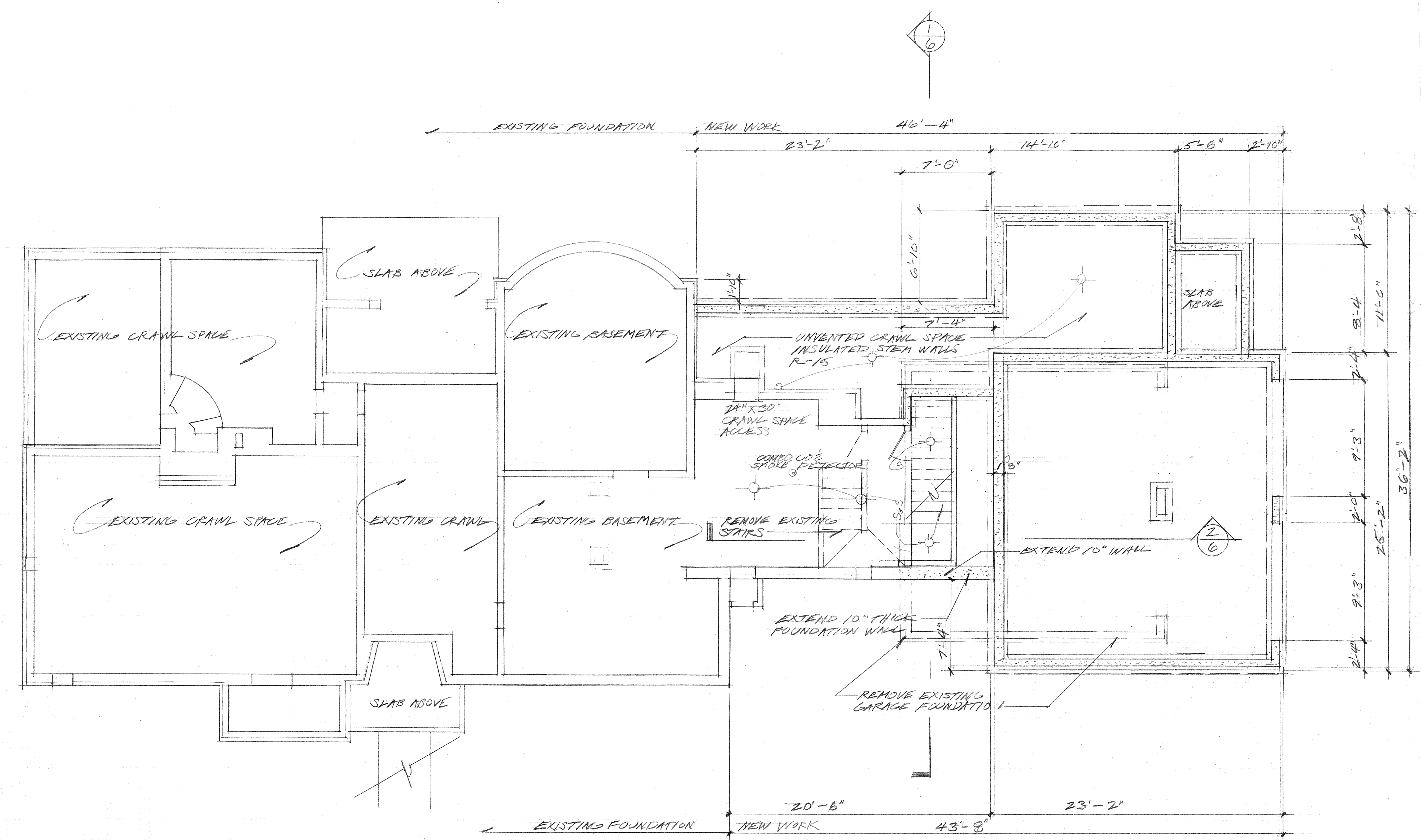
Sheet Title:
WEST
ELEVATION

Scale:
1/4"

Sheet No.

8





FOUNDATION PLAN
1/4" = 1'-0"

* DIMENSIONS ARE TO OUTER FACE OF FOUNDATION WALL

ADDITION FOR
MARIE & GREG LATHROP
9712 SE CAMBRIDGE LANE
MILWAUKIE, OREGON 97222

Date:
8/26/24

Drawn by:
HM

Sheet Title:
BASEMENT
FOUNDATION
PLAN

Scale:
1/4" = 1'-0"

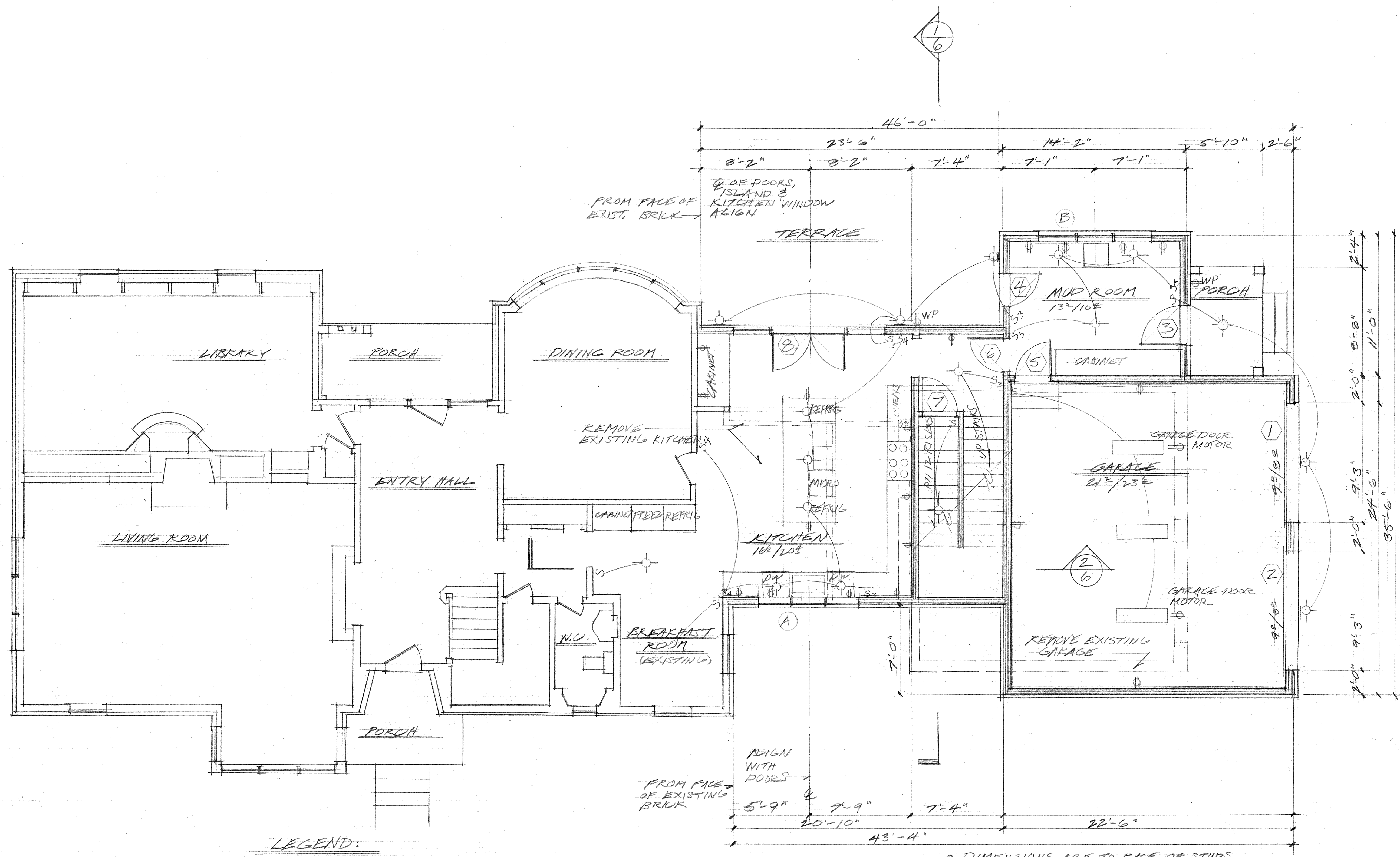
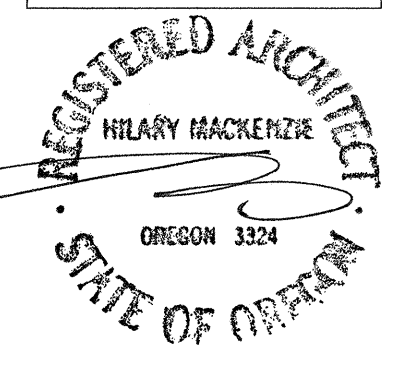
Sheet No.
3



ADDITION FOR
 MARIE & GREG LATHROP
 9712 SE CAMBRIDGE LANE
 MILWAUKIE, OREGON 97222

Date: 8/26/24
 Drawn by: HM
 Sheet Title: FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"
 Sheet No.

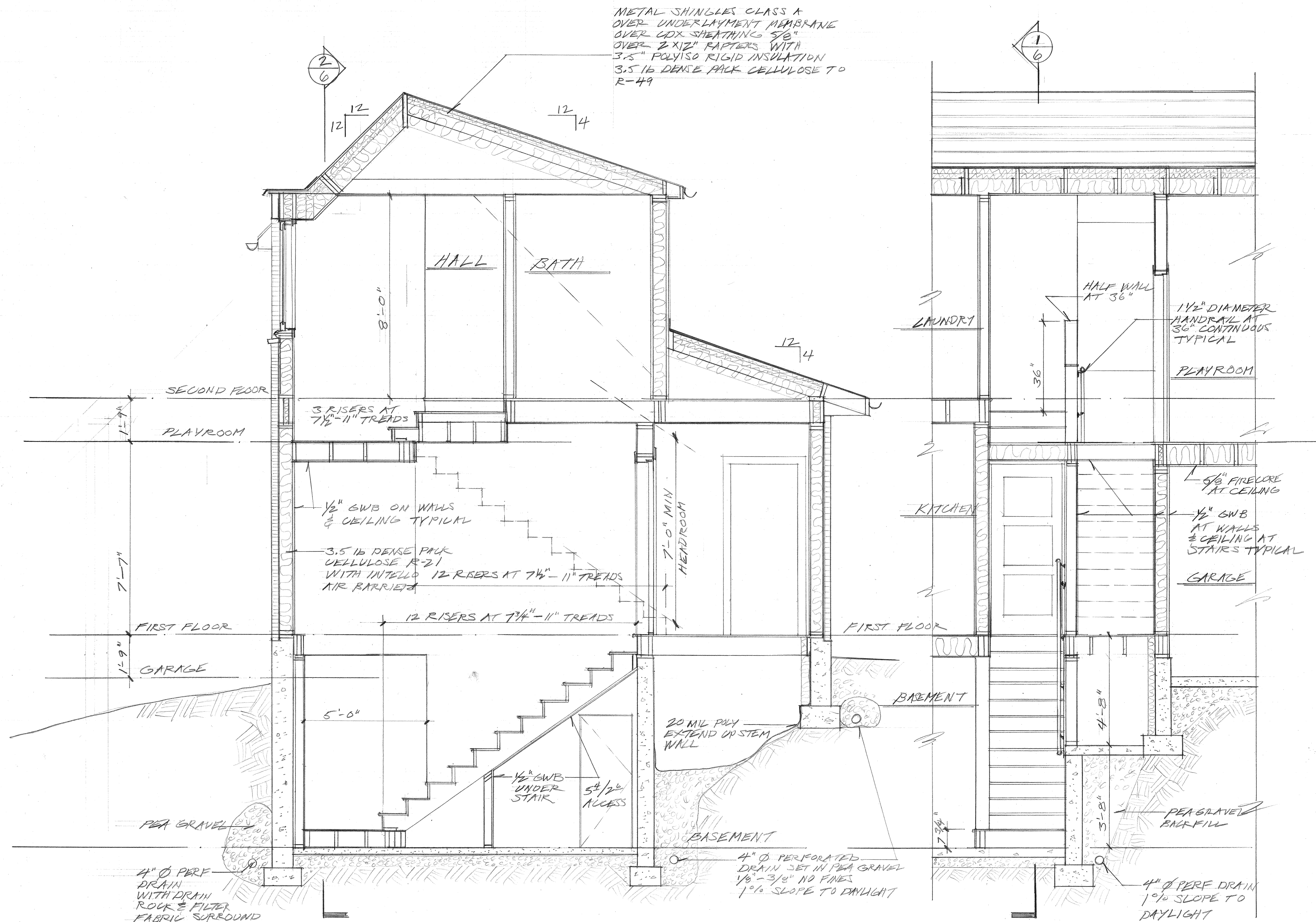
4



- LEGEND:**
- EXISTING
 - REMOVE
 - NEW
 - SURFACE FIXTURE
 - WALL MOUNT
 - DUPLEX OUTLET
 - UNDER CABINET LIGHT

FIRST FLOOR PLAN
 1/4" = 1'-0"

• DIMENSIONS ARE TO FACE OF STUDS EXCEPT AT EXISTING FACE OF HOUSE



METAL SHINGLES CLASS A
 OVER UNDERLAYMENT MEMBRANE
 OVER CDX SHEATHING 5/8"
 OVER 2 X 12" RAFTERS WITH
 3.5" POLYISO RIGID INSULATION
 3.5 16 DENSE PACK CELLULOSE TO
 R-49

1 STAIR SECTION
 1/2" = 1'-0"

2 STAIR SECTION
 1/2" = 1'-0"

ADDITION FOR
 MARIE & GREG LATHROP
 9712 SE CAMBRIDGE LANE
 MILWAUKIE, OREGON 97222

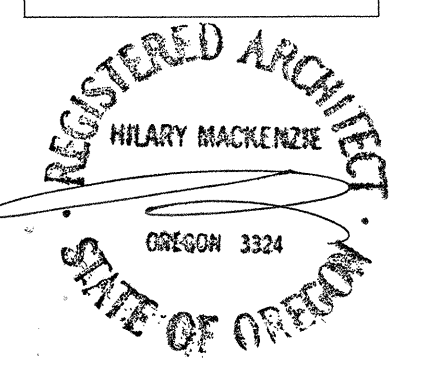
Date:
 8/26/24

Drawn by:
 HM

Sheet Title:
 STAIR SECTIONS

Scale:
 1/2" = 1'-0"

Sheet No.
 6











STANLEY



