



CITY OF MILWAUKIE

December 11, 2024

Land Use File(s): HR-2024-003

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Commission on December 10, 2024.

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

Applicant(s):	Hilary Sundeleaf Mackenzie
Location(s):	9712 SE Cambridge Ln
Tax Lot(s):	11E26DB00600
Application Type(s):	Historic Resource Review: Alteration
Decision:	Approved
Review Criteria:	Milwaukie Zoning Ordinance: <ul style="list-style-type: none">• MMC Section 19.301 Moderate Density Residential Zone• MMC Section 19.403 Historic Preservation Overlay Zone• MMC Section 19.1006 Type III Review
Neighborhood(s):	Historic Milwaukie

Appeal period closes: 5:00 p.m., December 26, 2024

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1006 Type III Review. The complete case file for this application is available for review by appointment between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, City Hall, 10501 SE Main St. Please contact Vera Koliass, Senior Planner, at 503-786-7653 or koliassv@milwaukieoregon.gov, if you wish to view this case file or visit the project webpage at <https://www.milwaukieoregon.gov/planning/hr-2024-003>.

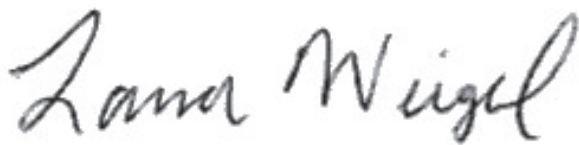
This decision may be appealed by 5:00 p.m. on December 26, 2024, which is 15 days from the date of this decision.¹ (Note: Please arrive by 4:45 p.m. for appeal payment processing.) Only persons who submitted comments or made an appearance of record at the public hearing have standing to appeal the decision by filing a written appeal. An appeal of this decision would be heard by the Milwaukie City Council following the procedures of MMC Section 19.1010 Appeals. This decision will become final on the date above if no appeal is filed during the appeal period. Milwaukie Planning staff can provide information regarding forms, fees, and the appeal process at 503-786-7630 or planning@milwaukieoregon.gov.

Expiration of Approval

Per MMC Subsection 19.1001.7.E, this land use approval expires unless the applicant has: (1) obtained and paid for all necessary development permits and started construction within 2 years of land use approval, and (2) passed final inspection and/or obtained a certificate of occupancy within 4 years of land use approval. Extensions can be granted per MMC Section 19.908.

Findings in Support of Approval

The Findings for this application are included as Exhibit 1.



Laura Weigel, AICP
Planning Manager

Exhibits

1. Findings in Support of Approval

cc: Hilary Sundeleaf Mackenzie (via email)
Marie Lathrop (via email)
Planning Commission (via email)
Engineering Development Review (via email)
Patrick McLeod, Building Official (via email)
Stephanie Marcinkiewicz, Inspector/Plans Examiner (via email)

¹ As per MMC Section 19.1010, if the 15th day falls on a weekend or legal holiday, the end of the appeal period shall be extended to the end of the next business day.

Harmony Drake, Permit Coordinator (via email)
Emilie Bushlen, Permit Technician (via email)
Shawn Olson, CFD#1 (via email)
NDA(s): Historic Milwaukie (via email)
Interested Persons

Land Use File(s): HR-2024-003

ATTACHMENT 1
Findings in Support of Approval
Primary File #HR-2024-003; 9712 SE Cambridge Ln historic review

Sections of the Milwaukie Municipal Code not addressed in these findings are found to be inapplicable to the decision on this application.

1. The applicant, Hilary Sundeleaf MacKenzie, has applied for approval to alter the historic structure at 9712 SE Cambridge Ln. This site is in the Moderate Density Residential (R-MD) Zone. The primary land use application file number is HR-2024-003.
2. The applicant is seeking land use approval to alter the structure by replacing the service wing (existing kitchen, playroom, upstairs bath, and back stairs) and garage with an addition for a new kitchen, garage, mudroom, playroom, upstairs bath, and back stairs.
3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
 - MMC 19.301 Moderate Density Residential Zone
 - MMC 19.403 Historic Preservation Overlay
 - MMC 19.1006 Type III Review

The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. A public hearing was held on December 10, 2024, as required by law.

4. MMC 19.301 Moderate Density Residential Zone

- a. MMC 19.301.3 Uses

MMC Table 19.304.3 establishes the uses that are allowed in the Moderate Density Residential Zone (R-MD)

The property is the site of a single detached dwelling, which is a permitted use in the R-MD zone.

This standard is met.

- b. MMC 19.301.4 Development Standards

MMC 19.301.4 establishes standards for new development in the R-MD zone.

Table 1 provides the applicable standards for development in the R-MD zone with respect to the five lots resulting from the proposed replat.

Table 1 Lot and Development Standards			
Standard	R-MD Requirement	Existing	Proposed
Min/max lot size	5,000+ sq ft	51,400 sq ft	51,400 sq ft

Front yard	Lots 7,000+ sq ft = 5/10 ft	62 ft	53 ft
Side yard(s)	Lots 7,000+ sq ft = 5/10 ft	147 ft/105 ft	147 ft/105 ft
Rear yard	Lots 7,000+ sq ft = 5/10 ft	10 ft	10 ft
Maximum Lot Coverage	Lots 7,000+ sq ft = 30%	3,160 sq ft (6%)	3,677 sq ft (7%)

The Planning Commission finds that the proposal meets all applicable development standards of MMC 19.301.

5. MMC 19.403 Historic Preservation Overlay

MMC 19.403 provides standards and procedures for review of applications related to identified historic resources.

The subject property is identified on the City historic and cultural resources inventory as a "Significant" historic resource; therefore, the regulations in MMC 19.403 apply.

a. MMC 19.403.5 Alteration and Development

- (1) MMC 19.403.5.A requires review for any exterior alteration of a landmark deemed "Significant" in the City historic inventory.

The subject property is designated a "Significant" historic resource and the proposed improvements are for exterior alterations, including an addition. The proposed improvements are subject to review under the provisions of MMC 19.403.

- (2) MMC 19.403.5.B requires that an application for exterior alteration of a landmark be submitted to the Planning Director, in such form and detail as prescribed by the Director. Applications that do not meet the requirements for projects subject to administrative approval as per MMC 19.403.5.C shall follow the Type III review process outlined in MMC 19.1006.

An application with sufficient detail has been submitted for Type III review. This standard is met.

- (3) MMC 19.403.5.D provides for approval of alteration requests that do not qualify for administrative approval.

The proposal is to construct an addition to the home, replacing the existing kitchen, garage, playroom, upstairs bath, and back stairs, with a new kitchen, garage, mudroom, playroom, upstairs bath, and back stairs.

Because the addition does not meet the standards for administrative approval, the application has been combined under a Type III review, per MMC 19.1006.

(4) MMC 19.403.5.E establishes approval criteria for alterations to landmarks.

The proposed improvements have been evaluated against the relevant approval criteria as follows:

(a) Retention of Original Construction

The project proposes to demolish and rebuild the western wing of the home with a near similar addition. The proposal would re-use original brick cladding on the north elevation, reinstall a wood shingle roof, rebuild one north elevation curved dormer and curved garage doors, and retain foundation plantings. 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 and described as significant in the original historic resource inventory. The distinguishing original qualities that define the resource's character (the main block of the house) will not be destroyed.

Contributing features of the house (the low ridge connecting the garage to the house, the arch top dormers, and the arch top garage doors) will be rebuilt in the same style in the same relative location to preserve the overall massing of the building. The public facing elevations of the house will be nearly identical to the current public view.

This criterion is met.

(b) Building Height

The existing building features roofs with a 12:12 roof pitch and this proposal retains the existing pitch of the main roof. No changes are proposed to be made to the foundation that would influence a building's permanent elevation. The roof height of the addition is proposed to rise, although the new addition will remain shorter than the existing main roof of the home, retaining this composition.

The height of the building will remain unchanged as the main mass of the building would be 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. No changes to existing building height are proposed.

This criterion is met.

(c) Horizontal Additions

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 brick will be blended into the brick work on the south elevation.

This criterion is met.

(d) Windows

The original windows in the house were replaced by the previous owner prior to listing the property for sale in 2021. Only the windows in the main part of the house were replaced, and the replacement 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.

All the window sizes with their respective light divisions in the proposed addition match the windows that exist on the main house. The only exceptions are the kitchen window on the north elevation and the French doors on the south elevation. The north kitchen windows are the same size as other windows in the house, but the light division has been changed to give more privacy from the street and to add a decorative element on the larger north kitchen wall. The south French doors provide direct access to the garden from the kitchen, and they are only visible from the private garden. The window heads in the south dormer over the kitchen are 6'-8" and match the window heads in the adjacent second floor bedroom.

This criterion is met.

(e) Restoration Possible

If desired in the future, 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.

(f) Signs and Lighting

Site landscaping will remain mostly unchanged. There are no signs proposed. 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.

(g) Time Period Consistency

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.

(h) Visual Integrity/Style

The proposed improvements include replicating the distinctive brick work, as well as 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.

(i) Replacement or Additional Materials

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.

(j) Buffering

This requirement relates to screening or buffering when a new commercial or industrial improvement or use is proposed on a designated resource.

This criterion is not applicable.

The Planning Commission finds that the proposed improvements meet the applicable criteria of MMC 19.403.

6. The application was referred to the following departments and agencies on October 16, 2024:
 - Milwaukie Building Division
 - Milwaukie Engineering Department
 - Milwaukie Public Works Department
 - Clackamas County Fire District #1
 - Historic Milwaukie Neighborhood District Association Chairperson and Land Use Committee
7. Notices were sent to all properties within 300 ft of the subject property on November 20, 2024. Comments in support of the application were received from the following persons:
 - James and Nancy Dalton, 1505 SE Oxford Ln
 - Diane and Daniel Snow, 9900 SE Cambridge Ln
 - Megan and David Tsang, 10200 SE Cambridge Ln