



CITY OF MILWAUKIE

September 12, 2024

Austin Brown
1322 SE Lexington St
Portland, OR 97202

Re: Preapplication Report

Dear Austin:

Enclosed is the Preapplication Report Summary from your meeting with the City on August 29, 2024, concerning your proposal for action on property located at 1620 SE Waverly Dr.

A preapplication conference is required prior to submittal of certain types of land use applications in the City of Milwaukie. Where a preapplication conference is required, please be advised of the following:

- Preapplication conferences are valid for a period of two (2) years from the date of the conference. If a land use application or development permit has not been submitted within two years of the conference date, the Planning Manager may require a new preapplication conference.
- If a development proposal is significantly modified after a preapplication conference occurs, the Planning Manager may require a new preapplication conference.

If you have any questions concerning the content of this report, please contact the appropriate City staff.

Sincerely,

Brett Kelter, AICP
Senior Planner



CITY OF MILWAUKIE
 10501 SE Main St.
 Milwaukie OR 97222
 503.786.7555
planning@milwaukieoregon.gov
building@milwaukieoregon.gov
engineering@milwaukieoregon.gov

Preapplication Conference Report

Project ID: 24-009PA

This report is provided as a follow-up to the meeting that was held on 8/29/2024 at 10:00 AM

The Milwaukie Municipal Code (MMC) is available here: <https://ecode360.com/44342404>

APPLICANT AND PROJECT INFORMATION

Applicant:	Austin Brown	Applicant Role: Architect/CAD
Applicant Address:	1322 SE Lexington St, Portland, OR 97202	
Company:	Fowler Home + Design	
Project Name:	Eklund Residence Alteration	
Project Address:	1620 SE Waverly Dr	Zone: R-MD
Project Description:	The applicant is proposing to add a 1,784 sq ft addition to an existing residence (including a easterly wing rear addition, and expanded front entry porch), replace windows, modify exterior cladding, reorient the garage entry, add a 306 sq ft prefabricated conservatory along the rear, and add two covered porch areas to a dwelling listed as significant on the city's local historic inventory.	
Current Use:	Single Detached Residence	
Applicants Present:	Austin Brown (Architect), Troy Fowler (Architect), Mark Eklund (Owner), April Eklund (Owner's Representative/Daughter).	
Staff Present:	Ryan Dyar (Associate Planner), Vera Koliass (Senior Planner), Patrick McLeod (Building Official), Jennifer Backhaus (Engineering Technician III), Courtney Wilson (Urban Forester), Riley Gill, (Environmental Services Coordinator)	

PLANNING COMMENTS

Zoning Compliance (MMC Title 19)

<input checked="" type="checkbox"/>	Use Standards (e.g., residential, commercial, accessory)	The property is zoned Moderate Density Residential (R-MD), which allows for a variety of residential housing types (see MMC Table 19.301.2), including single-unit detached dwellings, duplexes, triplexes, quadplexes, townhouses, and cottage cluster development.
<input checked="" type="checkbox"/>	Dimensional and Development Standards	The subject property is comprised of a single tax lot, approximately 36,511sq ft in size (0.83 acres) and is developed with a single detached dwelling (house). The property has approximately 169 ft of street frontage on Waverly Drive. Dimensional standards for the R-MD zone vary based on the lot size and are provided in MMC Table 19.301.4 . Setback, lot coverage, and minimum vegetation requirements for lots 7,000 sq ft and larger are as follows: Front yard = 20 ft

	<p>Side yard = 5 ft & 10 ft</p> <p>Rear yard = 20 ft</p> <p>Maximum Height: 35 ft</p> <p>Minimum Vegetation: 30%</p> <p>Minimum Front Yard Vegetation: 40% (see MMC 19.301.4.C)</p> <p>Maximum Lot Coverage 30%</p> <p>Side yard height plane = At minimum setback, at the 20-ft height mark the structure must start moving away from the side property line at no steeper an angle of 45°.</p> <p>MMC Subsection 19.501.2.B allows eaves and overhangs to extend up to 3 ft into a front or rear yard setback and up to 2 ft into a side yard setback. MMC Subsection 19.501.3 permits roof overhangs and eaves to encroach provided that they do not extend more than 30 in horizontally beyond the side yard height plane.</p>
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Land Use Review Process

<input checked="" type="checkbox"/>	Applications Needed	<p>Historic Resource Alteration (Type III)</p> <p>The applicant is applying to make significant alterations to a house listed as "significant" on the city's local historic registry. Per MMC 19.403.5.D, all requests that do not meet the provisions of MMC Subsection 19.403.5.C, shall be reviewed by the Planning Commission via a Type III review process.</p>
<input checked="" type="checkbox"/>	Fees	Historic Review (Type III) = \$2,000
<input checked="" type="checkbox"/>	Review Type: Type III	<p>The applicant must submit a complete electronic copy of all application materials for the City's initial review. A determination of the application's completeness will be issued within 30 days. If the application is deemed incomplete, City staff will provide a list of items to be addressed upon resubmittal.</p> <p>For Type III applications, a public hearing with the Planning Commission will be scheduled once the application is deemed complete. At present, meetings are being conducted in a hybrid format, with the option of participating in person at City Hall or online via Zoom. Public notice of the hearing will be sent to property owners and current residents within 300 ft of the subject property no later than 20 days prior to the hearing date. At least 14 days before the hearing, a sign giving notice of the application must be posted on the subject property, to remain until the decision is issued. Staff will coordinate with the applicant to provide the necessary sign(s). Staff will prepare a report with analysis of the proposal and a recommendation that will be made available one week before the hearing. Both staff and the applicant will have the opportunity to make presentations at the hearing, followed by public testimony and then deliberation by the Commission for a decision.</p> <p>Issuance of a decision starts a 15-day appeal period for the applicant and any party who establishes standing. If no appeal is received within the 15-day window, the decision becomes final. Any appeal of a Type III decision would be heard by the City Council.</p> <p>Development permits (if required) submitted during the appeal period may be reviewed but are not typically approved until the appeal period has ended.</p> <p>Note that the state requires land use decisions to be issued within 120 days of being deemed complete.</p> <p>The 2024 schedule for Planning Commission hearings, including dates by which an application must be deemed complete to be eligible for a particular hearing date, is attached for reference if needed.</p>

Overlay Zones (MMC 19.400)

<input type="checkbox"/>	Willamette Greenway	
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☐	Natural Resources	
☒	Historic Preservation	<p>As noted, 1620 SE Waverly St is designed as "significant" on the city's local historic resources inventory. As per MMC 19.403.3, "Significant" means an historic resource ranking whereby important buildings, sites, structures, or objects in Milwaukie are distinguished by outstanding qualities of architecture, relationship to environment, and/or historic associations.</p> <p>To be designated as "significant," a historic resource must have received a rating score level of 60% or greater on the evaluation worksheet and be at least 50 years old or score a high of 10 in at least two of the categories of the evaluation worksheet or be listed on the National Register of Historic Places. As noted on the attached evaluation worksheet, the house at 1620 SE Waverly Dr was built by William MacMaster in 1922/23 and is known as Ravenswood. The house received scores of 10 in the PERSON and STYLE categories.</p> <p>Per MMC 19.403.5.D, any alteration that does not meet the provisions of MMC Subsection 19.403.5.C, shall be reviewed by the Planning Commission via a Type III review process. Based on staff's review, the proposal alters the exterior appearance and materials and does not duplicate the existing exterior building features. It therefore does not meet the provisions of MMC 19.403.5.C and is therefore subject to a Type III review. Approval of a permit to alter a significant resource under Type III approval shall be based on the findings of adherence to the guidelines listed under MMC 19.403.5.E and listed below.</p> <ol style="list-style-type: none"> 1. Retention of Original Construction <p>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.</p> 2. Building Height <p>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.</p> 3. Horizontal Additions <p>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.</p> 4. Windows <p>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.</p> 5. Restoration Possible <p>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.</p> 6. Signs and Lighting <p>Signs, lighting, and other appurtenances (such as walls, fences, awnings, and landscaping) shall be visually compatible with the original character of the building.</p> 7. Time Period Consistency <p>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.</p> 8. Visual Integrity/Style

		<p>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.</p> <p>9. Replacement or Additional Materials</p> <p>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.</p> <p>10. Buffering</p> <p>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.</p>
<input type="checkbox"/>	Flex Space Overlay	
Site Improvements/Site Context		
<input checked="" type="checkbox"/>	Landscaping Requirements	As per MMC 19.504.5 , no more than 20% of the required overall site vegetation area or required front yard vegetation area shall be covered in mulch or bark dust. Mulch or bark dust under the canopy of trees or shrubs is excluded from this limit. Plans for development shall include landscaping plans which shall be reviewed for conformance to this standard.
<input type="checkbox"/>	Onsite Pedestrian/Bike Improvements (MMC 19.504, 19.606, and 19.609)	
<input type="checkbox"/>	Connectivity to surrounding properties	
<input type="checkbox"/>	Circulation	
<input checked="" type="checkbox"/>	Building Design Standards (MMC 19.505)	As per MMC 19.505.1.B , when the closest wall of the street-facing facade is more than 50 ft from a front or street side lot line, the building design standards in MMC 19.505.1 do not apply.
<input type="checkbox"/>	Downtown Design Standards (MMC 19.508)	
Parking Standards (MMC 19.600)		
<input checked="" type="checkbox"/>	Residential Off-Street Parking Requirements	<p>Per MMC Subsection 19.602.2, changes to existing off-street parking or loading areas that bring the area out of conformance with Chapter 19.600, or further out of conformance if already nonconforming, are prohibited.</p> <p>Staff will evaluate the existing property for conformance with the standards in MMC Chapter 19.600 – see especially off-street Parking Standards for Residential Development under MMC 19.607 – through the application process and ensure no actions take the property further out of conformance.</p>
<input type="checkbox"/>	Multi-Family/Commercial Parking Requirements	
Approval Criteria (MMC 19.900)		
<input type="checkbox"/>	Community Service Use (CSU) (MMC 19.904)	

<input type="checkbox"/>	Conditional Use (MMC 19.905)	
<input type="checkbox"/>	Development Review (MMC 19.906)	
<input type="checkbox"/>	Variance (MMC 19.911)	
Land Division (MMC Title 17)		
<input type="checkbox"/>	Design Standards	
<input type="checkbox"/>	Preliminary Plat Requirements	
<input type="checkbox"/>	Final Plat Requirements (See Engineering Section of this Report)	
Sign Code Compliance (MMC Title 14)		
<input type="checkbox"/>	Sign Requirements	
Noise (MMC Title 16)		
<input type="checkbox"/>	Noise Mitigation (MMC 16.24)	
Neighborhood District Associations		
<input checked="" type="checkbox"/>	Historic Milwaukie	Historic Milwaukie Contact: 1. Debbie Liptan (Co-Chair) at debbieliptan@mac.com or by phone at 503-784-3063; 2. Val Hubbard (Co-Chair) at valhubbard@comcast.net or by phone at 503-475-6030. Meetings held at 6:30 p.m. on the second Monday of most months at Milwaukie City Hall, Community Room (10501 SE Main St.) or attend on Zoom. Check the city calendar to find out if the meeting will be held in person, online using Zoom or both.
	Choose an item.	
	Choose an item.	
Other Permits/Registration		
<input type="checkbox"/>	Business Registration	
<input type="checkbox"/>	Home Occupation Compliance (MMC 19.507)	
Additional Planning Notes		
1. <u>Second Kitchen</u> : As noted during the pre-application conference, MMC Section 19.201 allows for a second cooking facility within the primary dwelling unit as long as it clearly remains accessory to the house and the owner(s) have recorded a covenant with the Clackamas County Records Division stipulating that the additional cooking facility will not be used as part of a separate dwelling unit unless a separate dwelling unit is approved by the City. Should the applicant decide to add a second cooking facility in the second story as proposed, a restrictive covenant will need to be recorded with Clackamas County. Staff can provide this covenant upon request.		

ENGINEERING & PUBLIC WORKS COMMENTS

Public Facility Improvements (MMC 19.700)

<input checked="" type="checkbox"/>	Applicability (MMC 19.702)	<p>MMC 19.702 establishes the applicability of MMC 19.700, including to partitions, subdivisions, replats, new construction, and modification and/or expansion of an existing structure or a change or intensification in use that results in a new dwelling unit, any new increase in gross floor area, and/or in any projected increase in vehicle trips.</p> <p>The proposed development is to construct a 1,784 square foot addition. MMC 19.700 applies.</p>
<input type="checkbox"/>	Transportation Facilities Review (MMC 19.703)	Per MMC 19.703.2, because the proposed development does not trigger a Transportation Impact Study (TIS), a Transportation Facilities Review (TFR) application is not required.
<input type="checkbox"/>	Transportation Impact Study (MMC 19.704)	
<input checked="" type="checkbox"/>	Rough Proportionality (MMC 19.705)	<p>MMC 19.705 allows the City Engineer to determine that the required transportation facility improvements are roughly proportional to the potential impacts of the proposed development.</p> <p>The City Engineer has determined that no transportation facility improvements are required as part of this development.</p>
<input type="checkbox"/>	Agency Notification (MMC 19.707)	Agency notification is not required for this development.
<input checked="" type="checkbox"/>	Transportation Requirements (MMC 19.708)	<p>Access Management: All development subject to MMC 19.700 must comply with access management standards contained in MMC 12.16.</p> <p>Clear Vision: All developments subject to MMC 19.700 must comply with clear vision standards contained in MMC 12.24.</p> <p>Frontage improvements are not required as part of this development. Waverly Drive is a privately owned and maintained street.</p>
<input type="checkbox"/>	Utility Requirements (MMC 19.709)	No utility improvements are required as part of this development.

Flood Hazard Area (MMC 18)

<input type="checkbox"/>	Development Permit (MMC 18.16.030)	
<input type="checkbox"/>	General Standards (MMC 18.04.150)	
<input type="checkbox"/>	Compensatory Storage (MMC 18.20.020)	
<input type="checkbox"/>	Floodways (MMC 18.20.010.B)	

Environmental Protection (MMC 16)

<input type="checkbox"/>	Weak Foundation Soils (MMC 16.16)	
<input checked="" type="checkbox"/>	Erosion Control (MMC 16.28)	Erosion control and prevention is required as outlined in MMC 16.28

		<p>Standard Erosion Prevention and Sediment Control notes</p> <p>Submit an erosion control permit application and site plan for the project that accurately depicts how sediment will be controlled during the duration of the project.</p> <p>Please review the City's Erosion Prevention and Sediment Control requirements. The applicant is encouraged to use the City's adopted Erosion Prevention and Sediment Control Planning & Design Manual (2020) for assistance in designing an erosion control plan.</p> <p>An initial erosion control inspection is required prior to any ground disturbance on the project, beyond what is required to install erosion and sediment controls as described in the approved site plan (e.g., trenching a silt fence).</p> <p>For more information, please visit https://www.milwaukieoregon.gov/publicworks/erosion-prevention-and-control or contact erosioncontrol@milwaukieoregon.gov.</p>
<input type="checkbox"/>	Tree Code (MMC 16.32)	
Public Services (MMC 13)		
<input type="checkbox"/>	Water System (MMC 13.04)	<p>At present, no new water utility connection or upsizing of the existing connection is proposed as part of this development.</p> <p>New or upsized connection to City utilities is subject to plan and application review. Applications for city utility billing connections shall be made on approved forms: https://www.milwaukieoregon.gov/building/water-connection-application</p> <p>A system development charge (SDC) and a water service connection fee must be paid prior to any new or upsized connections to city water. A ROW Permit is required to complete this work.</p>
<input type="checkbox"/>	Sewer System (MMC 13.12)	<p>At present, no new wastewater utility connection is proposed as part of this development.</p> <p>New or upsized connection to City utilities is subject to plan and application review.</p> <p>A City of Milwaukie system development charge (SDC) and a Clackamas County wastewater treatment SDC must be paid prior to any new or upsized connections to city sewer.</p> <p>A ROW Permit is required to complete this work.</p>
<input checked="" type="checkbox"/>	Stormwater Management (MMC 13.14)	<p>Stormwater mitigation must meet the city's NPDES permit through design of facilities according to the 2016 City of Portland Stormwater Management Manual.</p> <p>All new impervious surface area greater than 500 square feet must be treated on site. Stormwater treatment is evaluated at the time of building permit review. A completed Operations and Maintenance Packet is required prior to final occupancy.</p> <p>An SDC must be paid prior to building permit issuance.</p>
<input checked="" type="checkbox"/>	System Development Charge (MMC 13.28.040)	<p>All new development or intensification of use shall be subject to SDCs.</p> <p>Latest charges are determined by the Master Fee Schedule available here: https://www.milwaukieoregon.gov/finance/fees-charges</p>
<input type="checkbox"/>	Fee in Lieu of Construction (MMC 13.32)	
Public Places (MMC 12)		
<input type="checkbox"/>	Right of Way Permit (MMC 12.08.020)	<p>A ROW Permit will be required for any public utility connections, extension of public utilities, and/or driveway construction for the development.</p>

<input type="checkbox"/>	Access Requirements (MMC 12.16.040)	Per MMC 12.16.040, private property must be provided with street access via accessways (driveways). These driveways must be constructed under a ROW permit in accordance with the current Milwaukie Public Works Standards. At present, no changes to the accessway are proposed. MMC Subsection 12.16.040.E.3 limits driveway approaches to a width ranging from 20 ft to 24 ft for shared accessways of 5-8 units on a collector street.
<input type="checkbox"/>	Clear Vision (MMC 12.24)	A clear vision area shall be maintained at all driveways and accessways.

Additional Engineering & Public Works Notes

BUILDING COMMENTS

All drawings must be submitted electronically through www.buildingpermits.oregon.gov

New buildings or remodels shall meet all the provisions of the current applicable Oregon Building Codes. All State adopted building codes can be found online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>.

All building permit applications are electronic and can be applied for online with a valid CCB license number or engineer/architect license at www.buildingpermits.oregon.gov. Each permit type and sub-permit type are separate permits and are subject to the same time review times and will need to be applied for individually. Plans need to be uploaded to their specific permits in PDF format as a total plan set (not individual pages) if size allows.

Note: Plumbing and electrical plan reviews (when required) are done off site and are subject to that jurisdiction's timelines. The City does not have any control over those timelines, so please plan accordingly.

Site utilities require a separate plumbing permit and will require plumbing plan review. **NOTE:** The grading plan submitted to the Engineering Department does not cover this review.

If you have any building related questions, please email us at building@milwaukieoregon.gov.

Additional Building Notes

e.g. sprinklers, accessibility, alarms, bathrooms, exits, elevator

OTHER FEES

<input checked="" type="checkbox"/>	Construction Excise Tax Affordable Housing CET – Applies to any project with a construction value of over 100,000.	Calculation: Valuation *12% (.12)
<input checked="" type="checkbox"/>	Metro Excise Tax Metro – Applies to any project with a construction value of over \$100,000.	Calculation: Valuation *.12% (.0012)
<input checked="" type="checkbox"/>	School Excise Tax School CET – Applies to any new square footage.	Calculation: Commercial = \$0.69 a square foot, Residential = \$1.39 a square foot (not including garages)

FIRE DISTRICT COMMENTS

Please see the attached memorandum for fire district comments.

COORDINATION WITH OTHER AGENCIES

Applicant must communicate directly with outside agencies. These may include the following:

- Metro
- Trimet
- North Clackamas School District
- North Clackamas Parks and Recreation District (NCPRD)
- Oregon Parks and Recreation
- ODOT/ODOT Rail
- Department of State Lands
- Oregon Marine Board
- Oregon Department of Fish and Wildlife (ODOT)
- State Historic Preservation Office
- Clackamas County Transportation and Development

MISCELLANEOUS

State or County Approvals Needed

<input type="checkbox"/>	Boiler Approval (State)	
<input type="checkbox"/>	Elevator Approval (State)	
<input type="checkbox"/>	Health Department Approval (County)	

Arts Tax

<input type="checkbox"/>	Neighborhood Office Permit	
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Other Right-of-Way Permits

<input type="checkbox"/>	Major:	
<input type="checkbox"/>	Minor:	
<input type="checkbox"/>	Painted Intersection Program Permits:	
<input type="checkbox"/>	artMOB Application	
<input type="checkbox"/>	Traffic Control Plan (Engineering)	
<input type="checkbox"/>	Parklet:	
<input type="checkbox"/>	Parklet Application/ Planning Approval	
<input type="checkbox"/>	Engineering Approval	
<input type="checkbox"/>	Building Approval	

<input type="checkbox"/>	Sidewalk Café:	
<input type="checkbox"/>	Tree Removal Permit:	

Infrastructure/Utilities

Applicant must communicate directly with utility providers. These may include the following:

- PGE
- NW Natural
- Clackamas River Water (CRW)
- Telecomm (Comcast, Century Link)
- Water Environmental Services (WES)
- Garbage Collection (Waste Management, Hoodview Disposal and Recycling)

Economic Development/Incentives

<input type="checkbox"/>	Enterprise Zone:	
<input type="checkbox"/>	Vertical Housing Tax Credit:	
<input type="checkbox"/>	New Market Tax Credits:	
<input type="checkbox"/>	Housing Resources:	

PLEASE SEE NOTE AND CONTACT INFORMATION ON THE FOLLOWING PAGE

This is only preliminary preapplication conference information based on the applicant's proposal, and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If a note in this report contradicts the Milwaukie Municipal Code, the MMC supersedes the note. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Patrick McLeod	Building Official	503-786-7611
Harmony Drake	Permit Technician	503-786-7623
Stephanie Marcinkiewicz	Inspector/Plans Examiner	503-786-7636
Emilie Bushlen	Building Permit Technician	503-786-7669

ENGINEERING DEPARTMENT

Jennifer Garbely	City Engineer	503-786-7605
Jennifer Backhaus	Engineering Technician III	503-786-7608

PLANNING DEPARTMENT

Laura Weigel	Planning Manager	503-786-7654
Vera Koliass	Senior Planner	503-786-7653
Brett Kolver	Senior Planner	503-786-7657
Adam Heroux	Associate Planner	503-786-7658
Ryan Dyar	Associate Planner	503-786-7661

COMMUNITY DEVELOPMENT DEPARTMENT

Joseph Briglio	Community Development Director	503-786-7616
Mandy Byrd	Development Programs Manager	503-786-7692
(vacant)	Housing & Econ. Dev. Prog. Mgr.	503-786-7627
Petra Johnson	Administrative Specialist II	503-786-7600

SUSTAINABILITY DEPARTMENT

Katie Gavares	Climate & Natural Resources Mgr.	503-786-7668
Courtney Wilson	Urban Forester	503-786-7655
Riley Gill	Environmental Services Coordinator	503-786-7656

CLACKAMAS FIRE DISTRICT

Shawn Olson	Lieutenant Deputy Fire Marshal	shawn.olson@ClackamasFire.com
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Cultural Resource Survey Form:

CLACKAMAS COUNTY

T. D. NUMBER M-26-W11

PHOTO INFORMATION:

ROLL: XVI

FRAME: 19

STUDY AREA:

MILWAUKIE

LEGAL: T. 1S R. 1E SEC. 26 DB

TAX (LOTS): 300

ZONE _____ SIZE _____

IDENTIFICATION:COMMON/HISTORICAL NAME: RAVENSWOOD *William MacMaster Residence*

ADDRESS: 1620 S.E. Waverly Drive (Broadway)

AREA: Milwaukie, 97222

CURRENT OWNER: ULDIS SEJA

USE: Residence

OWNER'S ADDRESS: Same

ORIGINAL OWNER: WILLIAM MacMASTER

USE: Residence

AREA OF SIGNIFICANCE: TOWN: X COUNTY: _____ CITY: _____ NATION: _____

HISTORIC INTEREST:

THEME: Architecture - 20th Century

DATE: 1922-23

DESCRIPTION: Annie MacMaster was the head of all the women's war work (1916) throughout the Pacific Northwest for the YMCA during World War I. The house was built by Drake-Voss Construction Company. William MacMaster was in the business of real-estate investments.

ARCHITECTURAL INTEREST:STYLE: ~~Classic Revival~~ Colonial Revival

STORIES: 2

DATE: 1922-23

CONDITION: Good

ARCHITECT: _____

SIDING: Stucco with stucco quoins

ROOF: Hip with gabled wall dormer

DOORS: Paneled

WINDOWS: Multi-light over l. A palladian window on North elevation.

Full-height polygonal bay window with tent roof and spandrel.

MAIN ENTRANCE: Ionic pilasters. Broken scroll pediment.

NOTES: Belt course above heads of second story windows.

BIBLIOGRAPHY:

#6, Page 87

DATE: 10/14/83

RECORDER: HAYDEN/ALTIER

CITY OF MILWAUKIE
CULTURAL RESOURCE INVENTORY
Statement of Significance

ADDRESS: 1620 S.E. Waverly Drive

The William MacMaster House, constructed in 1922, is the finest example of the Colonial Revival style in Milwaukie. It is distinguished by outstanding design features including the elegant entrance with its paired, paneled doors, Swan's neck pediment, full entablature, and Ionic pilasters. The handsome stuccoed exterior is embellished with quoining, polygonal bays, and a massive endwall chimney. A Palladian window is located on the north elevation. Basically rectangular in plan the main volume of the house is flanked by two smaller wings on the side elevations. The house is located near the entrance to the Waverly neighborhood across the street to the south from the golf course.

Known as "Ravenswood" this was MacMasters second estate within Waverly; in 1908 he built "Ardgour", torn down in 1937, the Clarence E. Francis Home was built on the same location--the estate site is still referred to as Ardgour. Ardgour was one of the first "permanent" dwellings: many of the club members maintained their primary residences in Portland up until that point and looked on their Waverly estates as country cottages. On the completion of Ardgour, MacMaster moved his family to Waverly and maintained it as his permanent residence, many of the club members followed suit; looking on Waverly as their primary homes.

William MacMaster was born in Silverdale, England in 1858. Both parents were Scottish. MacMaster was educated in Scotland coming to Oregon in 1883 as financial representative of the Dundee Land Company. In 1890 he formed a real estate investment firm with A. H. Birrell, buying Birrell out in 1903. In 1922 he associated himself with his son-in-law, the firm known from then until his death as MacMaster & Ireland.

A respected and successful businessman, MacMaster was a tireless local and state booster. He was president of the Arlington Club, he was twice president of Waverly--considered the primary force behind the acquisition and formation of the club on its present site--and twice president of the Portland Chamber of Commerce.

BIBLIOGRAPHY: TICOR Title Company Records, Oregon, City.
Oregon Journal, 23 March 1937 p.3.
Dimon, Elizabeth. Twas Many Years Since.

RECORDER: Koler/Morrison Consultants

DATE: 3/88

Site 12: 1620 Waverly Drive

Revised Narrative

Total Points: 54
Rating Category: Significant
Reason for Rating: Scores of 10 on PERSON and STYLE

1. PERSON/GROUP/ ORGANIZATION: Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation. (10 out of 10 points, Particularly Strong)

Known as "Ravenswood" this was William MacMasters' second estate within Waverly; in 1908 he built "Ardgour", torn down in 1937, the Clarence E. Francis Home was built on the same location--the estate site is still referred to as Ardgour. Ardgour was one of the first "permanent" dwellings: many of the club members maintained their primary residences in Portland up until that point and looked on their Waverly estates as country cottages. On the completion of Ardgour, MacMaster moved his family to Waverly and maintained it as his permanent residence, many of the club members followed suit; looking on Waverly as their primary homes.

William MacMaster was born in Silverdale, England in 1858. Both parents were Scottish. MacMaster was educated in Scotland coming to Oregon in 1883 as financial representative of the Dundee Land Company. In 1890 he formed a real estate investment firm with A.H. Birrell, buying Birrell out in 1903. In 1922 he associated himself with his son-in-law, the firm known from then until his death as MacMaster and Ireland.

A respected and successful businessman, MacMaster was a tireless local and state booster. He was president of the Arlington Club, he was twice president of Waverly--considered the primary force behind the acquisition and formation of the club on its present site--and twice president of the Portland Chamber of Commerce.

Annie MacMaster was the head of all the women's war work (1916) throughout the Pacific Northwest for the YMCA during World War I. The house was built by Drake-Voss Construction Company. William MacMaster was in the business of real-estate investments.

2. EVENT: Associated with an event that has made a significant contribution to the community, state, or nation. (0 out of 10 points, None)
3. PATTERN: Associated with, and illustrative of, broad patterns of cultural, social, political, economic, or industrial history in the community, state, or nation. (0 out of 10 points, None)
4. STYLE/BUILDING TYPE/CONVENTION: Significance as an example of a particular architectural style, building type, or convention. (10 out of 10 points, Excellent)

The William MacMaster House, constructed in 1922, is the finest example of the Colonial Revival style in Milwaukie. It is distinguished by outstanding design features including the

elegant entrance with its paired, paneled doors, Swan's neck pediment, full entablature, and Ionic pilasters.

Architecture - 20th Century

5. DESIGN/ARTISTIC QUALITY: Significance due to quality of composition, detailing, and craftsmanship. (4 out of 4 points, Excellent)

The handsome stuccoed exterior is embellished with quoining, polygonal bays, and a massive endwall chimney. A Palladian window is located on the north elevation. Basically rectangular in plan the main volume of the house is flanked by two similar wings on the side elevations.

There is a full-height polygonal bay window with tent roof and spandrel. The main entrance has Ionic pilasters and a broken scroll pediment. There is a belt course above heads of second story windows.

6. MATERIALS/CONSTRUCTION: Significance as an example of a particular material or method of construction. (0 out of 4 points, Of little interest)

The siding material is made of stucco. There are also quoins made of stucco. The door is paneled.

7. INTEGRITY: Significance because it retains its original design features, materials, and character. (7 out of 7 points, No apparent alterations)

8. RARITY: Significance as the only remaining, or one of the few remaining properties of a particular style, building type, design, material, or method of construction. (7 out of 10 points, One of a few)

9. LANDMARK: Significance as a visual landmark. (5 out of 10 points, Conspicuous)

The house is located near the entrance to the Waverly neighborhood across the street to the south from the golf course.

10. SETTING: Significance because current land-use surrounding the property contributes to the integrity of the pertinent historic period. (4 out of 4 points, Excellent)

11. CONTINUITY: Significant because the property contributes to the continuity or character of the street, neighborhood, or community. (7 out of 7 points, Establishes character)

MISCELLANEOUS NOTES



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2024

Planning Commission Hearing Schedule

About the Deadlines

- Applications can be submitted at any time.
- The City must deem an application complete on or before the **COMPLETE APPLICATION DEADLINE** in order for the application to be eligible for the **FIRST POTENTIAL HEARING DATE**.²
- Since applications are rarely complete upon first submission, the City recommends application submission 2 weeks in advance of the **COMPLETE APPLICATION DEADLINE** to allow time for you to make the application complete.³
- New information submitted after the **NEW INFORMATION DEADLINE** could cause your hearing date be continued.

About the Scheduling Process

- Complete applications are scheduled for hearing in the order in which they are deemed complete.
- There is no guarantee of any particular hearing date.⁴ However, City staff can provide you with up-to-date hearing date availability and scheduling information upon request.
- There are things over which neither you nor the City has control that may prevent your application from being heard on a specific date.
 (For example, the hearing schedule may already be full or a previous hearing may need to be continued to the next available hearing date.)
- The City reserves the right to schedule City business items on the Planning Commission agenda as needed and to cancel any scheduled Planning Commission meeting.
- Some applications require a hearing before the Planning Commission and City Council. Check with staff for City Council hearing schedule information.
- Hearing schedule is subject to change.⁵

2024 Planning Commission Hearing Schedule		
Complete Application Deadline ¹	New Information Deadline	First Potential Hearing Date
Nov 22, 2023	Dec 11, 2023	Jan 09
Dec 08, 2023	Dec 22, 2023	Jan 23
Dec 29, 2023	Jan 12	Feb 13
Jan 12	Jan 29	Feb 27
Jan 26	Feb 12	Mar 12
Feb 09	Feb 26	Mar 26
Feb 23	Mar 11	Apr 09
Mar 08	Mar 25	Apr 23
Mar 29	Apr 15	May 14
Apr 12	Apr 29	May 28
Apr 26	May 13	Jun 11
May 10	May 24	Jun 25
May 24	Jun 10	Jul 09
Jun 07	Jun 24	Jul 23
Jun 28	Jul 15	Aug 13
Jul 12	Jul 29	Aug 27
Jul 26	Aug 12	Sep 10
Aug 09	Aug 26	Sep 24
Aug 23	Sep 09	Oct 08
Sep 06	Sep 23	Oct 22
Sep 27	Oct 14	Nov 12
Oct 11	Oct 28	Nov 26
Oct 25	Nov 08	Dec 10
No Meeting December 24, 2024		
Nov 29	Dec 16	Jan 14, 2025
Dec 13	Dec 30	Jan 28, 2025
Bold green-shaded dates indicate adjustments to accommodate holidays.		

¹ City staff needs a minimum of 46 days to prepare an application for hearing.
² Items needed for application completeness vary by application type and project complexity. If a preapplication conference is required for an application and/or for a related traffic impact study, the City will not accept the application until the required conferences are held.
³ Under Oregon law, the City has 30 days to review an application for completeness.
⁴ As required by Oregon law, the City will issue a decision within 120 days of the deemed complete date, unless you grant a waiver.
⁵ For most current info, see Planning Commission page: <https://www.milwaukieoregon.gov/bc-pc>