

**STAFF REPORT  
FOR THE HISTORIC REVIEW BOARD**

**FILE NUMBER:** DR-11-02

**HEARING DATE:** May 17, 2011

**REQUEST:** Rear addition and detached garage

**APPROVAL**

**CRITERIA:** Community Development Code (CDC) Chapter 25, Historic District

**STAFF REPORT**

**PREPARED BY:** Sara Javoronok, Associate Planner

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Planning Director's Initials 

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**EXECUTIVE SUMMARY**

The applicant is proposing a detached garage and a 195 square foot rear addition to the house at 1608 6<sup>th</sup> Avenue. The project is subject to the criteria in Chapter 25, Historic District, in the City's Community Development Code (CDC).

The subject house is located at the northeast corner of the intersection of 6<sup>th</sup> Avenue and 15<sup>th</sup> Street. It is in the Willamette Historic District and the National Register listed Willamette Falls Neighborhood Historic District.

Staff finds that the applicant's proposal, supplemented with conditions of approval, meets the applicable criteria. Therefore, staff recommends approval.

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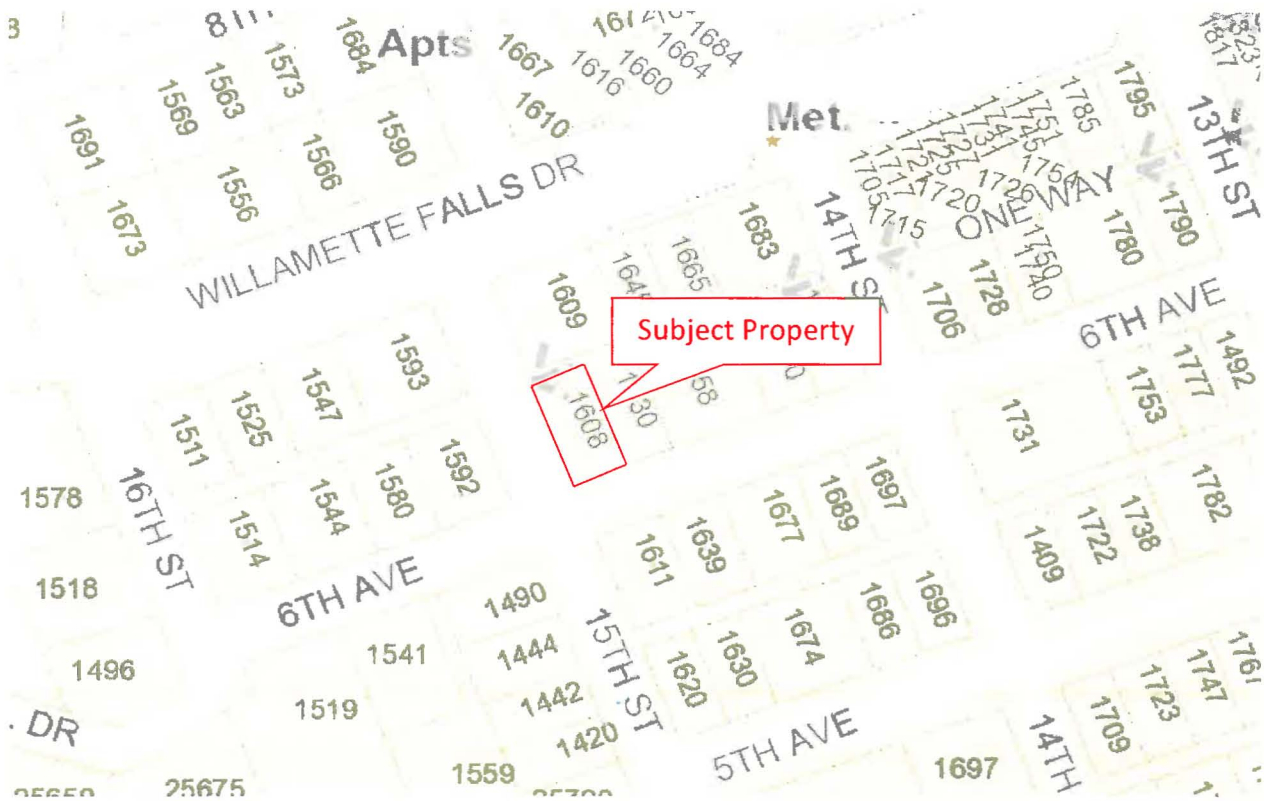
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## GENERAL INFORMATION

- APPLICANT:** Judy Hale, 1608 6<sup>th</sup> Ave., West Linn, OR 97068
- CONSULTANT:** Mike Osterman, Osterman Designs, 18089 S. Strowbridge Rd., Oregon City, OR 97045
- SITE LOCATION:** 1608 6<sup>th</sup> Ave.
- LEGAL DESCRIPTION:** Clackamas County Assessor's Map 31E-02BC, Tax Lot 500
- SITE SIZE:** 5,000 square feet
- ZONING:** R-5, Single Family Residential Detached and Attached Duplex
- COMP PLAN DESIGNATION:** Medium Density Residential
- 120-DAY PERIOD:** The application was complete upon the submittal of additional materials on April 21, 2010. Therefore, the 120-day application processing period ends on August 22, 2011.
- PUBLIC NOTICE:** Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on April 25, 2011. The application has been posted on the City's website. Notice requirements have been satisfied.

## BACKGROUND

The property is located in the Willamette neighborhood and is at the northeast corner of the intersection of 6<sup>th</sup> Avenue and 15<sup>th</sup> Street as shown on the map below. It is in the local Willamette Historic District and the National Register Willamette Falls Historic District.



Site Conditions. The house is a bungalow built in 1920. This property did not appear in the 1984 Clackamas County Cultural Resources Inventory, but it was surveyed in 2006, and the survey form is attached (HRB-4). It does not appear on the Sanborn maps, the maps only extend 1-2 houses west of 14th Street.

Bungalow type residences often have elements of the Craftsman style including long, sweeping gable roofs, overhanging eaves, large porch posts, and exposed rafters. They typically range from 1-2 stories and often have gabled dormers. The subject residence is a single story structure with exposed rafter tails, wood lap siding, and a front entry porch with large posts (see the following photographs). There have been some modifications to this residence. On the front façade, the existing windows are aluminum and have been altered in size from the historic windows. Nearly all of the windows on the side facades are also aluminum replacements. There is a single historic 9/1 light window towards the rear of the east side of the residence. Also, there is a small enclosed rear porch with an entry on the west façade, two sets of 6-light paired windows on the north façade, and one set of 6-light paired windows on the east façade.



*Front/South Façade*



*Side/West Façade*



*Front/Side Façade*



*Rear Yard*

The following photo of the residence following the 1962 Columbus Day storm shows that there was damage to the roof, entry, and front façade windows. The front façade windows were likely altered following this storm.



*Subject property is the left, photo taken after the 1962 Columbus Day storm.*

Project Description. The applicant is proposing a 195 square foot rear addition, a rear/side porch, a detached garage, and replacement of the existing aluminum windows with wood windows. The proposed rear addition would replace the existing enclosed rear porch. This porch appears to be a historic addition. The proposed rear addition would have wood lap siding with a 4 ½" exposure to match the existing siding. There are three grouped 1/1 light windows on the west façade, facing 15<sup>th</sup> Street. The north, or rear façade, has two paired 1/1 light windows and a 1 light wood entry door to the porch. There is a single 1/1 light window on the east façade.

The proposed porch is wood with a simple railing and balustrade. It connects to the detached garage. The west façade of the proposed garage has two 1/1 light wood windows. The entry for the garage is located on the north façade, facing the alley and a 16' carriage-style entry door is proposed. Decorative lighting is also proposed. Windows are not proposed for the east façade. The proposed roof is asphalt composition shingle that is to match the existing roof.

Surrounding Land Use. The parcel is surrounded by single-family homes. The parcel to the north is a historically single-family residence that is zoned General Commercial. Otherwise, the surrounding properties are zoned R-5. The properties to the southwest are zoned R-10.

DIRECTION FROM SITE	LAND USE	ZONING
North	Single-family residential	General Commercial
East	Single-family residential	R-5
South	Single-family residential	R-5
West	Single-family residential	R-5



Public comments. Staff has not received any comments from the public.

Comments from outside agencies. Staff has not received comments from outside agencies.

## **ANALYSIS**

Chapter 25, Historic District, of the Community Development Code (CDC) applies to this property. Specifically, the criteria in Section 25.060, 25.070, and 25.080 are applicable.

## **RECOMMENDATION**

Staff recommends approval of the application subject to the following conditions:

1. Lighting. The light fixtures shall not create off-site glare.
2. Trim. The trim shall be a minimum of 4 inches wide or shall match the existing trim.

# APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR-11-02

## CHAPTER 25, HISTORIC DISTRICT

### **25.060 CRITERIA FOR EXTERIOR ALTERATION AND NEW CONSTRUCTION**

- A. *Except as provided pursuant to CDC 25.100, no person may alter the exterior of any structure in an Historic District in a manner as to affect its exterior appearance, nor may any new structure be constructed in an Historic District, unless the site and evaluation drawings are approved by the Historic Review Board.*
- B. *Exterior remodeling as governed by this chapter shall include any change or alteration in design or other exterior treatment excluding painting.*
- C. *For new home construction or exterior alterations of structures in an Historic District, the criteria to be used by the Historic Review Board in reaching the decision shall include the following:*
  - 1. *The purpose of the Historic District as set forth in CDC 25.040.*
  - 2. *The policies of the West Linn Comprehensive Plan.*
  - 3. *The economic use of the structure in an Historic District and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation. (Applicable to commercial only.)*
  - 4. *The value and significance of the structure or landmark in an Historic District. (Applicable to remodeling only.)*
  - 5. *The physical condition of the structure or landmark in an Historic District. (Applicable to remodeling only.)*
  - 6. *The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with an existing structure in an Historic District.*
  - 7. *Pertinent aesthetic factors as designed by the Historic Review Board.*
  - 8. *Economic, social, environmental and energy consequences related to LCDC Goal No. 5. (Ord. 1594 § 1 (Exh. A), 2010)*

**FINDING NO. 1:** The applicant's proposal will be reviewed by the Historic Review Board. The review of the proposal takes into account the value, significance, physical condition, compatibility, and aesthetic impacts of this contributing residence. The criteria are met.

### **25.070 APPROVAL CRITERIA FOR REMODELS, NEW HOME AND ACCESSORY STRUCTURE CONSTRUCTION**

- B. Siting.
  - 1. Front yard:
    - a. *The front yard setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of any porches or front landings, equal to the average of the front setbacks of adjacent homes. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet.*



- b. *Unenclosed porches with no living space above may encroach six feet further from the dominant vertical face of the building.*
- 2. *Side yard: Five feet shall be the standard; however, where adjacent structures encroach into the required side yard, the Planning Director may reduce one of the side yards to a minimum of three feet to center a new structure between existing buildings, provided no space between buildings is reduced below eight feet. To encourage sidewall variation, "pop outs," including chimneys, may intrude 18 inches into side yard setback.*
- 3. *Side street: 10 feet for both developed and undeveloped street. To encourage sidewall variation, "pop outs," including chimneys, may intrude 24 inches into side street yard setback after every 400 square feet of sidewall.*
- 4. *Rear yard: The rear yard setback shall be a minimum of 20 feet, except for accessory structures (non-dwelling or non-accessory dwelling units (ADU)), which may be sited to within three feet of the side or rear property lines. See section on ADUs for ADU setbacks.*
- 5. *Orientation: New home construction on corner lots must orient the front of the house to the avenue and not the street.*
- 6. *Lot coverage: 50 percent. Unlike the rest of West Linn, lot coverage shall apply to the new and remodeled primary dwellings, attached and detached garages, all accessory buildings and ADUs. Decks, paved and impermeable surfaces (patios and driveways etc.) shall not be included. Underlying zone (e.g., R-5) lot coverage shall not apply.*

**FINDING NO. 2:** The proposed addition complies with the required setbacks and lot coverage. The orientation provision (5) does not apply. Five feet is the required side yard setback and the proposed addition has a setback of 8'. The proposed addition has a side street setback of 20' for the rear addition, which exceeds the 10' that is required. The proposed lot coverage of 38.36 percent is less than the 50 percent maximum that is permitted in the historic district. The criteria are met.

- C. *Parking. Parking in Willamette Town traditionally was handled from the alleys or along the "streets" (as opposed to avenues). Detached garages along the alleys or "streets" characterizes many homes in the district. Alleys were established to provide for access to off-street parking, including garages.*
  - 1. *Standards, garages.*
    - a. *Garages shall be accessed from the alley. Where no alley exists, access to a garage may be from the street.*
    - b. *Garage remodels and new construction must match house or existing garage building materials. Damaged or deteriorated non-conforming garages must be reconstructed/relocated in accordance with this code where remodeling or rebuilding costs exceed 50 percent of the full replacement cost in current dollars.*
    - c. *Typically, the garage roof pitch was not as steep as the house. Some architectural styles of garages have lower pitched roofs. Garage roof pitch shall not exceed house roof pitch.*
    - d. *Garages located within the rear yard may have a zero-foot side yard setback so long as it is constructed with one-hour fire walls, with no openings in wall and no overhang, per City building standards. The three-foot rear setback shall still apply.*

**FINDING NO. 3:** The proposed garage complies with the garage standards. It is accessed from the alley and will have wood siding with the same profile as the existing siding on the residence. The roof pitch of 6:12 is the same as the residence. This pitch is appropriate for the architectural type. The garage has a 5' side yard setback and a 3' rear yard setback, which is in excess or equal to the required setbacks. The criteria are met.

- D. Building height. (Note: Buildings in Willamette Town vary in height; most evident are one and one-half story Victorians and bungalows. Some buildings reach two stories, and there are several single-story structures as well.)
1. No building shall exceed the height of 28 feet to the dominant gable or roof ridgeline as measured per Chapter 02 CDC. This restriction shall apply regardless of the existing or finished grade of the site.
  2. In order to transition in scale, new houses that are taller than homes adjacent to them must have the predominant roof ridgeline extending perpendicular to the front property line so that the roof slopes down on the sides to effect that transition. Dormers are allowed on that sloping roof area facing the adjacent home(s) but cannot constitute more than 25 percent of the roof as measured lineally or horizontally (e.g., if roof is 50 feet long the dormer(s) cannot be more than 25 percent of that distance or 12.5 feet long in total). Also, the dormer height must be at least two feet below the gable ridgeline height.
  3. Cupolas and towers are not excluded from the aforementioned height limitation.
  4. Alteration of roof pitches or raising or lowering a structure's permanent elevation, when constructing a foundation, shall be avoided.
  5. The original height of the structure's front elevation shall be preserved. Additions to the rear portion of the house shall be allowed where those additions do not compromise the character of the front elevation or the scale or significantly modify the mass of the house as seen from the right-of-way.

**FINDING NO. 4:** The proposed rear addition will maintain the existing roof height of 18' above grade. The garage will be 14'. The rear addition is set back from the 15<sup>th</sup> Street side façade. The proposed alterations will not compromise the character of the front elevation and will not significantly modify the mass of the house as seen from the right-of-way. The criteria are met.

E. Building shapes and sizes.

1. No building on a 50-foot-wide lot shall exceed 35 feet in overall width. Lots with a 65-foot width or greater may have a building width of 40 feet plus the porches, eaves or veranda extensions so that the maximum total width is 47 feet.
2. End walls (street facing) shall be designed with consideration of scale and aesthetic character of the main facade.
3. Buildings shall avoid a horizontal orientation in their roof and window designs, unless the design can be shown to match the original roof design or approximate the design of nearby structures and styles.
4. Sidewalls on the side of new homes shall have a minimum 18-inch "pop out" or indent after every 400 square feet of sidewall measured laterally/horizontally. The "pop out" or indent shall be at least six feet wide and shall be at least nine feet tall. (Bay windows could qualify). Sidewalls on the side street side of new homes shall have minimum 24-inch "pop out" or indent after every 400 square feet of sidewall measured laterally/horizontally. "Pop outs" may intrude into the setback area.

**FINDING NO. 5:** The house is currently 28' in width and the applicant is not proposing an increase. The scale and aesthetic of the street facing walls is in character with the main façade. There is not a horizontal orientation of the roof or window. There are no new sidewalls of 400 square feet, so a pop out is not necessary. The criteria are met.

- F. Signs and lighting. Signs, lighting, and other appurtenances such as walls, fences and awnings shall be visually compatible with the scale and traditional architectural character of the historic building.

**FINDING NO. 6:** The applicant is proposing sconces on the rear elevation of the garage that are visually compatible with the scale and traditional architectural character of the house. The criteria are met.

*G. Horizontal additions.*

- 1. 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.*
- 2. Contemporary construction for alterations and additions are acceptable if the design respects the building's original design and is compatible with the original scale, materials, window and door opening proportions of the structure.*

**FINDING NO. 7:** The scale and proportion of the rear addition is visually compatible with the traditional architectural character of the residence. The criteria are met.

*H. Windows. Window sizes vary considerably in the district. Windows on the primary and secondary structures are wood sash, usually a double hung type. Victorian styled structures typically have narrower, vertically-oriented windows. Bungalow styled structures from the "Craftsman" era (1905 – 1930) may have wider windows with mullions across the top of larger paned areas. Most windows have fairly wide trim boards, usually five inches. Standards:*

- 1. Historic window sashes and frames shall be repaired rather than replaced unless the approval authority determines that repair is not possible. In that case, the replacement shall match the old window sash and frame in design, texture, materials, and other visual qualities. Existing replacement windows shall be replaced with windows that match the original window in design, texture, and other visual qualities, and, where possible, materials, as determined by the approval authority. Windows in new construction and additions shall be compatible with the massing, size, scale, and architectural features of the structure. Wood windows are preferred.*
- 2. Aluminum windows are prohibited unless they were the original materials and meet dimensional standards.*
- 3. Windows shall be surrounded by exterior trim on the top and sides; window trim shall be at least four and one-half inches minimum width unless the original window was less.*
- 4. Window replacements shall match the visual qualities of original windows.*
- 5. Storm windows should follow the standards for windows and shall have a mullion that matches the divide between the upper and lower window sashes. The color should match underlying trim.*

**FINDING NO. 8:** The applicant is proposing replacing the existing aluminum windows with 1/1 wood windows. On the front elevation, the applicant will replace the existing aluminum window on the left with a grouping of three windows in a manner similar to that of the historic photo. However, the applicant is maintaining the enlarged opening on the left and the smaller opening on the right rather than restoring them to their historic appearance. On the remainder of the elevations, the applicant will maintain the existing opening sizes and replace the existing aluminum windows with wood windows. Staff's preference is for the opening size to be restored to its original appearance. However, the applicant is increasing the integrity of the structure by replacing the aluminum windows with wood windows and is not altering the opening size of the existing windows. The criteria are met.

*I. Entryways. Porches are a key architectural feature on most homes in Willamette Town. Frequently, the porch and entryway creates a dominant architectural feature on the main*

*facade. On corner lots, the entry usually faces the east-west avenues. Front doors are often notably detailed; many contain glass panes or carvings. Standards:*

- 1. Buildings shall have a permanently protected entry. Awnings are not permanent protection.*
- 2. All main entrances should face the avenues.*
- 3. Flush (flat) doors are prohibited.*
- 4. Doors with windowed areas are recommended. Front porch enclosure of any dwelling unit may not be enclosed. Back porches may be enclosed.*

**FINDING NO. 9:** The applicant is not altering the front entry. The applicant will change the rear entry. It will face the garage and will have a single light. The applicant is proposing a carriage-style door. The criteria are met.

*J. Siding and exterior finish. Standards:*

- 1. Horizontal wood siding shall be the primary exterior finish.*
- 2. Shingles should only be used in conjunction with horizontal wood siding.*
- 3. Single color exteriors are discouraged. Stained exteriors are not recommended.*

**FINDING NO. 10:** The applicant is proposing horizontal wood siding for the rear addition and the garage. Shingles are not proposed. The criteria are met.

*K. Roofscape. Standards:*

- 1. Roofs shall have a pitch of at least 8:12 to maintain the pattern of steep roof pitches. The Historic Review Board will consider deviations from the 8:12 to 12:12 standard for additions to the main body of the house so long as it is consistent with a particular architectural style.*
- 2. Roofing materials should be asphalt composite shingles. Milled cedar shingles may only be used if they are replacing milled cedar shingles or if they were the original material. Cedar shakes were not used in period construction.*
- 3. Alternating or checkerboard shingles are not permitted.*

**FINDING NO. 11:** The proposed roof is 6:12, which is less than the required 8:12. However, the existing roof is 6:12 and this pitch is compatible with the architectural type. The proposed roof is asphalt composition shingle and will match the existing roof. The criteria are met.

*L. Massing. The square footage of the principal dwelling/house and any attached garage (not counting the basement) cannot exceed 125 percent of the average square footage of the adjacent homes (and any attached garage) on either side of the subject house, or 1,200 square feet, whichever is greater. For the purpose of this section, homes to the rear, or across the street, shall not be used as the basis of the square footage calculation. Homes on corner lots shall base their square footage on the one house and any attached garage adjacent to them. The square footage of the adjacent home will be based on actual measurement of all livable space in the house plus any attached garage (exclude crawlspaces or attic areas with less than five-foot vertical clearance plus all basement areas).*

**FINDING NO. 12:** The proposed 195 square foot addition increases the square footage of the residence to 1,197 square feet. Since the property is a corner lot, only the square footage of the single adjacent residence to the east is used in the calculation to determine the maximum square footage. Per the Clackamas County Assessor's Office, the adjacent property is 1,015 square feet. Therefore, 125 percent of this is 1,269 square feet. The criterion is met.

M. Foundations and basements.

1. Foundations may be poured concrete or brick faced concrete and shall be exposed at least one to two and one-half feet on the front elevation (depending on whether the lot is an uphill or downhill lot) to accommodate front steps and/or a raised porch. Final foundation grade will impact the height of the house. Misrepresentations or errors in determining the height of the house due to site conditions and height of foundation wall cannot be used to justify any house heights in excess of the allowed height. No backfilling is allowed against a foundation wall to increase grades.
2. Basements shall be defined as livable or functional space below the main floor of the principal dwelling/house which is exposed above grade a maximum height of two feet. Windows and window wells are permitted but not on the front elevation. The square footage of the basement shall not count in building square footage (re: ADU), mass calculations, etc.

**FINDING NO. 13:** The applicant is proposing a poured concrete foundation. It will be exposed approximately two feet, which is comparable to the exposure of the existing foundation. The criteria are met.

**25.080 ADDITIONAL ARCHITECTURAL SPECIFICS FOR NEW CONSTRUCTION AND REMODELING**

Many houses in Willamette are rich in architectural detail. Certain architectural components are used in fairly specific ways. Standards:

- A. Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic (i.e., original) materials or distinctive architectural features should be avoided when possible.
- B. Houses and other structures 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.
- C. Distinctive stylistic features, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored, if possible.
- D. Deteriorated architectural features shall be repaired rather than replaced, whenever possible.
- E. In the event replacement is necessary, new materials should match the material being replaced in composition, design, color, texture, and other visual qualities.
- F. Alterations to the rear of a house, or to other portions not visible from the public right-of-way (exclusive of alleys), need not adhere to the design standards contained herein.
- G. Contemporary designs for alterations and additions would be acceptable if the design respects the building's original design, and it is compatible with the original scale, materials, window and door opening proportions of the structure.
- H. Wherever possible, new additions or alterations to structures 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 structure could be restored. (Ord. 1594 § 1 (Exh. A), 2010)

**FINDING NO. 14:** The applicant is not altering the house in such a way that defining characteristics will be destroyed. The proposed alterations are not designed to create an earlier appearance. The proposed new materials will match the original materials, increasing the integrity of the residence to some degree. The rear addition and garage are proposed in such a manner that they are compatible with the original residence and do not decrease the integrity of the original structure. The criteria are met.

**AFFIDAVIT OF NOTICE**

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

**GENERAL**

File No. DR-11-02 Applicant's Name Judy Hale  
Development Name Design Review at 1608 6<sup>th</sup> Ave.  
Scheduled Meeting/Decision Date 5-17-2011

**NOTICE:** Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

**TYPE A** \_\_\_\_\_

- A. The applicant (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- B. Affected property owners (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- C. School District/Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- F. All parties to an appeal or review (date) \_\_\_\_\_ (signed) \_\_\_\_\_

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) \_\_\_\_\_ (signed) \_\_\_\_\_  
City's website (posted date) \_\_\_\_\_ (signed) \_\_\_\_\_

**SIGN**

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_

**NOTICE:** Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

**TYPE B**

- A. The applicant (date) 4/26/11 (signed) SS
- B. Affected property owners (date) 4/26/11 (signed) SS
- C. School District/Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) 4/26/11 (signed) SS

All

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.  
Date: 4/25/11 (signed) S. Smoyer

**STAFF REPORT** mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_

**FINAL DECISION** notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_

# PUBLIC NOTICE CHECKLIST

FILE NO.: DR-11-02 SITE ADDRESS: 1608 6th Ave

PROJECT MANAGER: Sara Javoronik DATE: 4/22/11

MAILING DEADLINE DATE (14-day or 20-day (circle one)): 5/3/11

PUBLISH IN LOCAL PAPER (10 days prior): Yes \_\_\_\_\_ No N/A

SEND TO (check where applicable):

Applicant: Name: Judy Hale Applicant Address: 1608 6th Ave

*If Applicant Representative or Owner to receive please list in others below:*

School District/Board \_\_\_\_\_ Division of State Lands \_\_\_\_\_

Metro \_\_\_\_\_ US Army Corps of Engineers \_\_\_\_\_

Tri-Met \_\_\_\_\_ Stafford-Tualatin CPO \_\_\_\_\_

Clackamas County \_\_\_\_\_ City of Lake Oswego \_\_\_\_\_

ODOT (if on State Hwy. or over 40 dwelling units) \_\_\_\_\_ Dept. of Fish & Wildlife \_\_\_\_\_

Neighborhood Assn(s) \_\_\_\_\_ Other(s): \_\_\_\_\_

(please specify) All \_\_\_\_\_

Other(s): property owners w/in 100 ft. \_\_\_\_\_

Owner: \_\_\_\_\_ Other(s): \_\_\_\_\_

Judy Hale \_\_\_\_\_  
1608 6th Ave. \_\_\_\_\_  
West Linn, OR 97068 \_\_\_\_\_

Arch: \_\_\_\_\_ Other(s): \_\_\_\_\_

Mike Osterman \_\_\_\_\_  
Osterman Designs \_\_\_\_\_  
18089 S. Strawbridge Rd. \_\_\_\_\_  
Oregon City, OR 97045 \_\_\_\_\_

**CITY OF WEST LINN HISTORIC REVIEW BOARD**  
**PUBLIC HEARING NOTICE**  
**FILE NO. DR-11-02**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on Tuesday, May 17, 2011, at 7 p.m. in the Council Chambers of City Hall at 22500 Salamo Road, West Linn regarding an application for the request of Judy Hale for a rear addition and garage to the house located at 1608 6<sup>th</sup> Avenue (Tax Lot 500 of Assessor's Map 31E-02BC) in the Willamette Historic District. The hearing will be based upon the provisions of Chapter 25 of the West Linn Community Development Code. Approval or disapproval of the request by the HRB will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

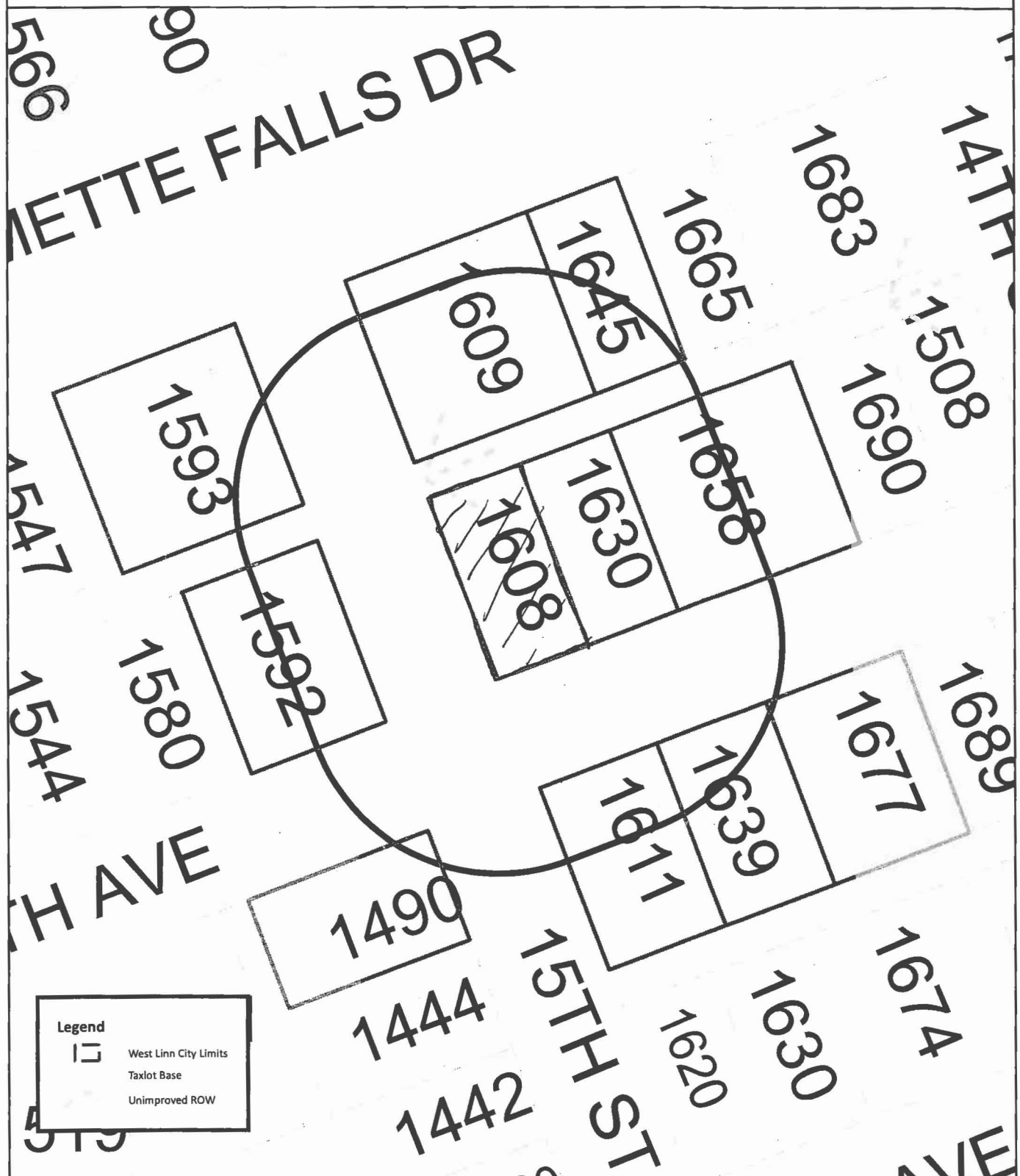
All documents and applicable criteria for DR-11-02 are available for inspection at no cost at the Planning Department at City Hall and also via the City's web site at <http://westlinnoregon.gov/planning/1608-6th-avenue-historic-district-design-review-major-sf-residence-rear-addition-and-detach>, or copies can be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Sara Javoronok, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR, (503) 722-5512, or [sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov).

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the HRB will receive a staff presentation, and invite both oral and written testimony. The HRB may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application.




If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals based on that issue.

SHAUNA SHROYER Administrative Assistant





**Legend**

-  West Linn City Limits
-  Taxlot Base
-  Unimproved ROW

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Taxlot Base Source: Clackamas County GIS

NOT TO SCALE



SNAPNOTIFY.MXD / AHA APP 3-24-2011

User Name: SSHROYER  
Map Creation Date: Apr 25, 2011

BUTGATTI LYDIA C  
1630 6TH AVE  
WEST LINN, OR 97068

COLLINS HOLDINGS LLC  
373 S SUNSHINE LN  
WEST LINN, OR 97068

GREENWOOD DARRELL W & VICKI M  
24323 SW MOUNTAIN RD  
WEST LINN, OR 97068

GRESS MARJORIE A  
1645 WILLAMETTE FALLS DR  
WEST LINN, OR 97068

HALE JUDY A  
1608 6TH AVE  
WEST LINN, OR 97068

KNIGHT CHRISTOPHER JON & S JACOBI  
1639 6TH AVE  
WEST LINN, OR 97068

KOSTAL DOUGLAS J & ERIKA M  
1490 15TH ST  
WEST LINN, OR 97068

MCCOID PAUL M & LINDA K  
1677 SE 6TH AVE  
WEST LINN, OR 97068

RECONTRUST COMPANY NA  
400 COUNTRYWIDE WAY SV-35  
SIMI VALLEY, CA 93065

VONTAGEN FREDERICK W TRSTEE  
1102 SW SCHAEFFER RD  
WEST LINN, OR 97068

WILKES ADRIENNE M  
7730 SW MINTER BRIDGE  
HILLSBORO, OR 97123

MIKE OSTERMAN  
OSTERMAN DESIGN  
18089 S. STOWBRIDGE RD  
OREGON CITY, OR 97045

STEVE GARNER  
BHT NA PRESIDENT  
3525 RIVERKNOLL WAY  
WEST LINN OR 97068

SALLY MCLARTY  
BOLTON NA PRESIDENT  
19575 RIVER RD # 64  
GLADSTONE OR 97027

ALEX KACHIRISKY  
HIDDEN SPRINGS NA PRESIDENT  
6469 PALOMINO WAY  
WEST LINN OR 97068

JEFF TREECE  
MARYLHURST NA PRESIDENT  
1880 HILLCREST DR  
WEST LINN OR 97068

BILL RELYEA  
PARKER CREST NA PRESIDENT  
3016 SABO LN  
WEST LINN OR 97068

THOMAS BOES  
ROBINWOOD NA PRESIDENT  
18717 UPPER MIDHILL DR  
WEST LINN OR 97068

DEAN SUHR  
ROSEMONT SUMMIT NA PRESIDENT  
21345 MILES DR  
WEST LINN OR 97068

DAVE RITTENHOUSE  
SAVANNA OAKS NA PRESIDENT  
2101 GREENE ST  
WEST LINN OR 97068

KRISTIN CAMPBELL  
SKYLINE RIDGE NA PRESIDENT  
1391 SKYE PARKWAY  
WEST LINN OR 97068

TROY BOWERS  
SUNSET NA PRESIDENT  
2790 LANCASTER ST  
WEST LINN OR 97068

BETH KIERES  
WILLAMETTE NA PRESIDENT  
1852 4TH AVE  
WEST LINN OR 97068

ALMA COSTON  
BOLTON NA DESIGNEE  
PO BOX 387  
WEST LINN OR 97068

SUSAN VAN DE WATER  
HIDDEN SPRINGS NA DESIGNEE  
6433 PALOMINO WAY  
WEST LINN OR 97068

KEVIN BRYCK  
ROBINWOOD NA DESIGNEE  
18840 NIXON AVE  
WEST LINN OR 97068

DOREEN VOKES  
SUNSET NA SEC/TREAS  
4972 PROSPECT ST  
WEST LINN OR 97068

## Development review application- Narrative

To: City of West Linn, Historic Review Board  
Site: 1608 6<sup>th</sup> Avenue- Rear addition and Detached Garage,  
Submitted by: Judy Hale, Owner

### Project details:

The proposed project is a rear addition and detached garage.

Criteria cited: 25.060, 25.070-B. Siting, C. Parking, D. Building height, G. Horizontal additions, H. Windows, I. Entryways, L. Massing, 25.080 A-H

### 25.060 Criteria for Exterior Alteration and New Construction

C4: Value and significance of the structure: 1608 6<sup>th</sup> Ave is a 'contributing structure.'  
There is only one historic site adjacent to the project house.

### 25.070 Approval Criteria for remodels, new home and accessory structure construction

#### B: Siting:

4. There will be a 3' setback appropriate for the detached garage, an accessory structure.

C: Parking: The garage will meet criteria for parking.

- a. It will be accessed from the alley
- b. It will match the house building materials

#### D. Building height.

5. The structure's front elevation will be preserved and the character not compromised.  
The new addition will replace the current porch. There will be a breezeway between the house and garage. The roof line will be lower than the house roof line, but match it.

#### G. Horizontal additions.

The proposed addition is compatible with the architecture of the historic building.

#### H. Windows.

4. As part of the project, 6 aluminum framed windows of the house will be replaced with same size wood windows. Two original wood windows will not be replaced. Two windows facing 6<sup>th</sup> Ave will replicate the original design of three paired wood windows. The addition will have double hung wood windows.

#### I. Entryways.

The proposed garage is small and a single garage door meets code and is appropriate for size, convenience and appearance. There are two new doors; the house entry door will have a window at the top, the garage door will match, but no window.

#### L. Massing.

The square footage of the principal dwelling and any attached garage will not exceed 125% of the square footage of the adjacent home.

25.080- ADDITIONAL ARCHITECTURAL SPECIICS FOR NEW CONSTRUCTION AND REMODELING

- a. Distinguishing original qualities defining a structure's character will not be destroyed by adding the addition and detached garage.
- b. The addition at the back of the house is designed to blend with the original house but be distinguished from it by roof height and covered porch.
- c. The addition will not affect the craftsmanship which characterizes the structure.
- d. The two remaining original windows in the house will be left as they are and restored at a later date.
- e. The only work to be done in the original part of the house is the replacement of the aluminum windows with same size wood windows. This will be a return to the original materials used in the construction of the home.
- f. The rear addition will blend with the original by having simple wood double hung windows, but it will be distinguishable, it will have a covered porch.
- g. The addition and garage will not be a contemporary design.
- h. The new addition and garage will have a lower roof that the house so the addition could be removed in the future.



View from rear yard of 1608 6<sup>th</sup> Ave, looking at adjacent historic house property



View from 15th St., looking across rear yard of 1608 6<sup>th</sup> Ave.

These plans have been drawn to the satisfaction of the engineer and are subject to the conditions of use stated on the title block. The engineer is not responsible for any changes or modifications made to these plans after the date of issue. The engineer is not responsible for any errors or omissions in these plans, and the user is advised to check all dimensions and quantities before construction. The engineer is not responsible for any damage to property or persons resulting from the use of these plans. The user is advised to check all dimensions and quantities before construction. The engineer is not responsible for any damage to property or persons resulting from the use of these plans. The user is advised to check all dimensions and quantities before construction.

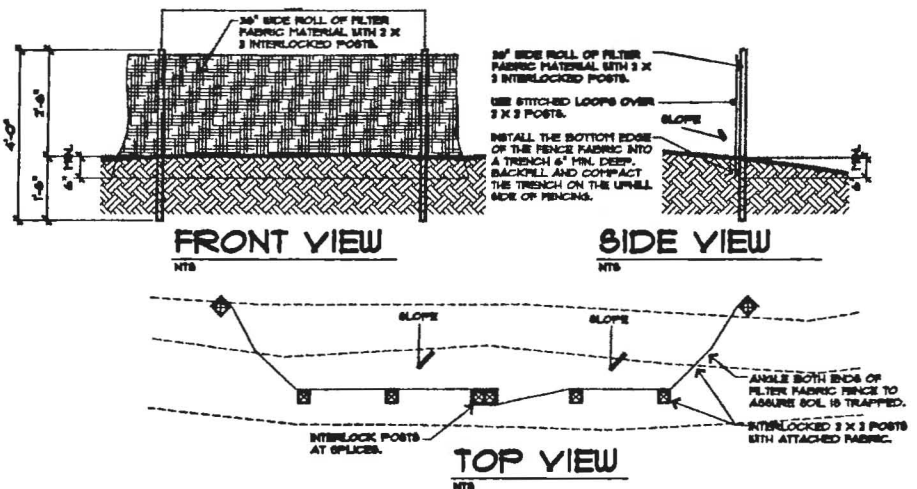
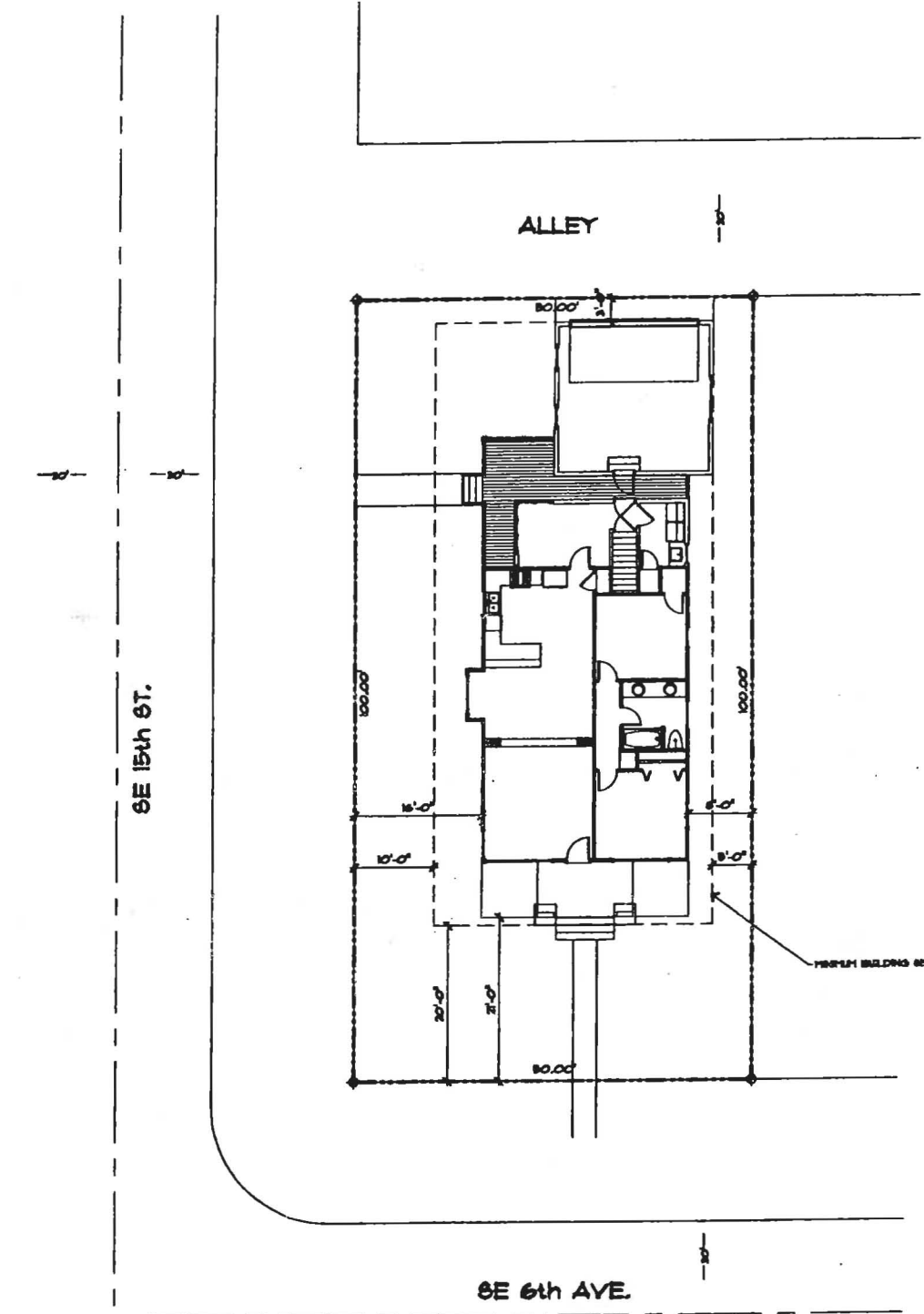
**Osterman**  
DESIGN INC.  
1808 S. Stonebridge Road  
Oregon City, Oregon 97048  
Office: (503) 631-1128  
Fax: (503) 631-1116

**SITE DEVELOPMENT PLAN**  
PROJECT: **HALE REMODEL**  
CONTACT: JUDY HALE  
OWNER: WEST LINN OR STOKES  
1808 SE 64th AVE. WEST LINN, OR 97146  
BOJ 850-4433

**AUTHENTICITY NOTICE:**  
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REVISED: 3-MAY-11  
DATE: 4-NOV-10  
PROJECT #: 1910  
SHEET #: G  
1.2

**SITE PLAN NOTES:**

- ALL EXCESS GRADING MATERIAL TO BE EXPORTED TO AN APPROVED DISPOSAL LOCATION.
- ALL FILL AREAS IN UNDER GARAGE FLOORS, SIDEWALKS, DRIVEWAYS, ETC., TO BE COMPACTED GRANULAR FILL.
- TERRACE SHALL BE A SLIGHT OVER EXCAVATION TO PROVIDE CONCRETE FORMING ALL AROUND NEW STRUCTURE.
- PROVIDE COUNTY/CITY APPROVED SEDIMENT FENCES AROUND EXCAVATED AREA PRIOR TO EXCAVATION AND CONSTRUCTION.
- PROVIDE COUNTY/CITY APPROVED STABILIZED GRAVELLED CONSTRUCTION ENTRANCE PRIOR TO EXCAVATION AND CONSTRUCTION.
- STOCKPILES MUST BE COVERED WITH MULCH OR PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30.
- CONTRACTOR/SUB-CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
- BOUNDARY AND TOPOGRAPHY INFORMATION HAS BEEN PROVIDED TO OSTERMAN DESIGN, INC.. OSTERMAN DESIGN, INC. WILL NOT BE HELD LIABLE FOR THE ACCURACY OF THIS INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY ALL SITE CONDITIONS INCLUDING FILL PLACED ON SITE.
- TOPOGRAPHY ELEVATIONS WERE COLLECTED FROM ACTUAL SITE SURVEY.
- ELEVATION LEGEND:  
RE = EXISTING GRADE ELEVATION  
RF = FINAL GRADE ELEVATION  
RFL = FINISH FLOOR ELEVATION
- PROVIDE A MINIMUM 8" DEEP GRAVEL BASE UNDER ALL DRIVEWAY AREAS.
- PROVIDE A 4" MINIMUM GRAVEL BASE UNDER ALL SIDEWALK AND PATIO AREAS.
- PIPE ALL STORM DRAINAGE FROM THE BUILDING TO A COUNTY/CITY DISPOSAL POINT/CONNECTION.
- MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDING STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
- PROVIDE AND MAINTAIN FINISH GRADE WITH POSITIVE DRAINAGE AWAY FROM STRUCTURE ON ALL SIDES WITH A SLOPE OF 4" MINIMUM IN 10'-0".



**STANDARD DETAIL**  
**SEDIMENT CONTROL FENCING**  
SCALE: 1" = 10'

**LEGAL:**  
1808 SE 64th AVE.  
CITY OF WEST LINN, OR  
CLACKAMAS COUNTY

**SITE DEVELOPMENT PLAN**

SCALE: 1" = 10'

**LOT INFORMATION:**  
LOT AREA:  
BUILDING COVERAGE (NOT INCLUDING BAYNS):  
BUILDING HEIGHT:  
MIN. BUILDING SETBACKS:

8,000 SQ. FT.  
1,588 SQ. FT. = 38.36% (BOJ MAX)  
18'-0" FINISHED GRADE TO HIGHEST RIDGE  
20 FT. HOUSE FRONT  
5 FT. REAR  
10 FT. CORNER SIDE  
8 FT. INTERIOR SIDE

**AUTHENTICITY NOTICE:**

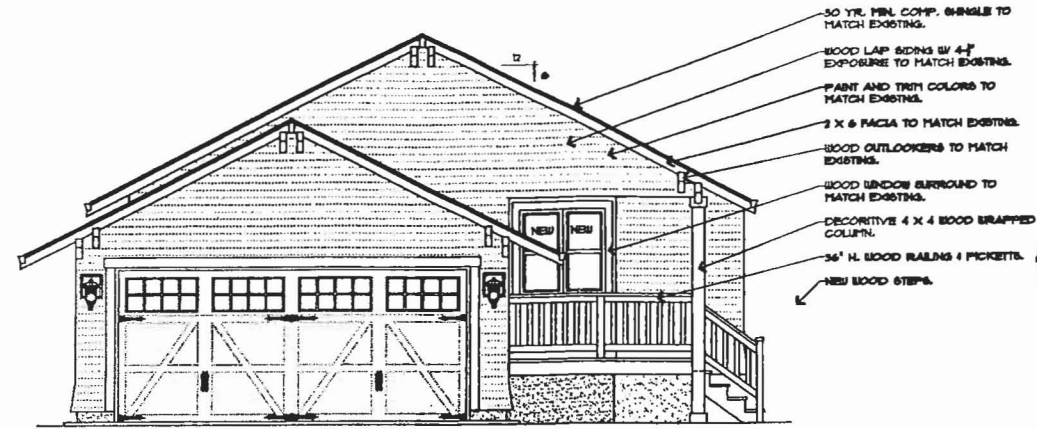
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17, 2011



1 FRONT BUILDING ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"

THE BUILDERS-CONTRACTORS ASSUMES ALL RESPONSIBILITY FOR THE ENTIRE BUILDING WEATHER ENVELOPE INCLUDING THE CORRECT INSTALLATION OF ALL EXTERIOR MATERIALS / FINISHES AND WATERPROOFING. OSTERMAN DESIGN, INC. DOES NOT ASSUME RESPONSIBILITY FOR DETAILS AND/OR THE INTEGRITY OF THE BUILDING ENVELOPE.



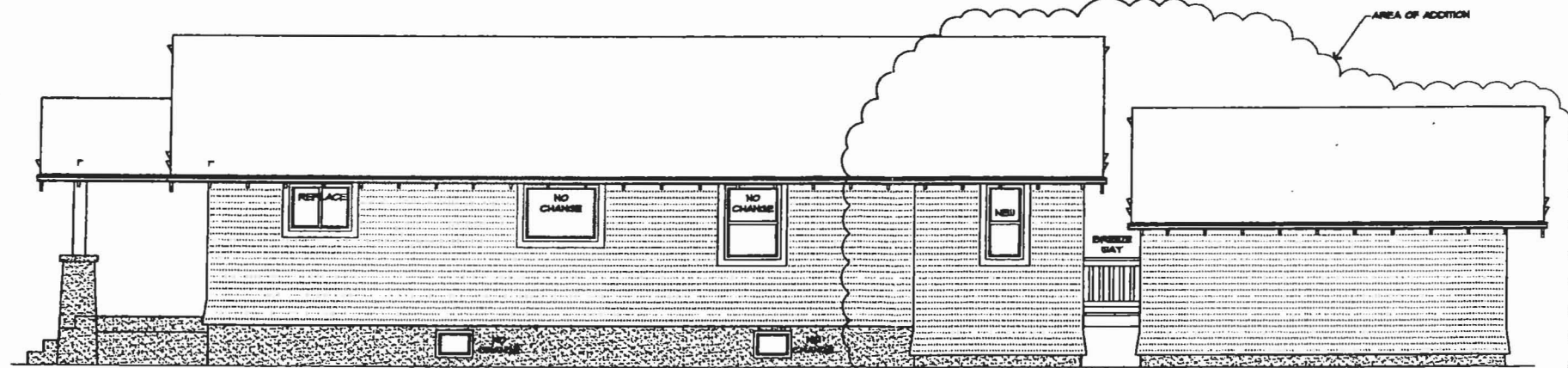
2 REAR BUILDING ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"

THE BUILDERS-CONTRACTORS ASSUMES ALL RESPONSIBILITY FOR THE ENTIRE BUILDING WEATHER ENVELOPE INCLUDING THE CORRECT INSTALLATION OF ALL EXTERIOR MATERIALS / FINISHES AND WATERPROOFING. OSTERMAN DESIGN, INC. DOES NOT ASSUME RESPONSIBILITY FOR DETAILS AND/OR THE INTEGRITY OF THE BUILDING ENVELOPE.



3 LEFT SIDE BUILDING ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"

THE BUILDERS-CONTRACTORS ASSUMES ALL RESPONSIBILITY FOR THE ENTIRE BUILDING WEATHER ENVELOPE INCLUDING THE CORRECT INSTALLATION OF ALL EXTERIOR MATERIALS / FINISHES AND WATERPROOFING. OSTERMAN DESIGN, INC. DOES NOT ASSUME RESPONSIBILITY FOR DETAILS AND/OR THE INTEGRITY OF THE BUILDING ENVELOPE.



4 RIGHT SIDE BUILDING ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"

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BUILDING SITE ADDRESS: \_\_\_\_\_ AUTHENTICITY STAMP: \_\_\_\_\_  
 1508 SE 6th AVE. \_\_\_\_\_  
 WEST LINN OR \_\_\_\_\_  
 5037 \_\_\_\_\_  
 CLACKAMAS \_\_\_\_\_  
 97141 \_\_\_\_\_

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 1508 S. Brownbridge Road  
 Oregon City, Oregon 97141  
 Office: (503)-631-1125  
 Fax: (503)-631-1116

SHEET TITLE: BUILDING ELEVATIONS  
 SCALE: 1/4" = 1'-0"

PROJECT: HALE REMODEL  
 CONTACT: JUDY HALE  
 OWNER: JUDY HALE  
 1508 SE 6th AVE. WEST LINN OR 97141  
 503 880-4433

REVISED: 2-MAY-8  
 DATE: 4-NOV-10

PROJECT: 1910

SHEET: A

1.2B

**FLOOR PLAN NOTES:**

- FRAMING**
1. ALL EXTERIOR ENDOS AND DOOR HEADERS TO BE 4 X 8 DFL. NO. 2 UNLESS NOTED OTHERWISE.
  2. ALL EXTERIOR WALL TO BE 3 X 4 STUDS @ 16" O.C. AND INTERIOR WALLS TO BE 3 X 4 STUDS @ 16" O.C. FOUNDATION CHIMNEY WALLS SHALL BE FRAMED OF STUDS OF NOT LESS THAN THE STUDS ABOVE.
  3. STANDARD STUD HEIGHT TO BE 10'-0" FOR 8'-0" CEILING HEIGHTS.
  4. WINDOW AND DOOR HEADERS HEIGHTS TO BE 6'-0" TYPICAL UNLESS NOTED OTHERWISE. ADJUST HEIGHT OF WINDOW ROUGH OPENINGS WITH DOOR ROUGH OPENINGS SO THAT CASING AT WINDOW AND DOOR HEADS ARE ALIGNED.
  5. ALL WOOD IN DIRECT CONTACT WITH CONCRETE TO BE PRESURE TREATED AND/OR PROTECTED BY 3/4" ROLLED ROOFING FELT.
  6. PROVIDE POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES. OPENINGS IN PLATE, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENINGS.
  7. BEARINGS FOR JOISTS, SUPPORT MEMBERS, HEADERS, AND BEAMS TO BE 1/2" THE MEMBERS BOTH END AND SOLID BEARINGS TO FOOTINGS. 3 X JOISTS TO HAVE 1/2" PHL BEARINGS.
  8. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER U.S.C. SECTION 708.
  9. BLOCK ALL STUD WALLS AT SHEATHING SPLICES OR AS REQUIRED.
  10. ALL HOLD-DOWNS, JOISTS HANGERS, BEAM HANGERS AND OTHER CONNECTORS TO BE "BIRCHCON" OR EQUAL.
  11. ALL STUD WALLS SHALL HAVE DOUBLE TOP PLATES OF SAME SIZE AND DIMENSION AS THE STUD FRAMING. PLATES SHALL OVERLAP A MINIMUM OF 4" BETWEEN SPLICES WITH AT LEAST (3) 16D NAILS THROUGH BOTH PLATES EACH SIDE OF SPLICE.
  12. DO NOT NOTCH OR DRILL THROUGH ANY SUPPORT COLUMN, GIRDERS, BEAMS, JOIST SUPPORTING BEARING WALLS OR ANY OTHER CONCENTRATED LOAD BEARING MEMBER UNLESS SPECIFICALLY NOTED ON PLANS. CONTACT DESIGNER IF ANY QUESTIONS.
  13. THE STRUCTURE TO BE ABSOLUTELY BRACED FOR END AND GRAVITY LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

**LUMBER SPECIES AND GRADING:**

- |                                            |                                                        |
|--------------------------------------------|--------------------------------------------------------|
| A. POSTS, BEAMS, HEADERS                   | DFL NO. 2                                              |
| B. FLOOR JOISTS, CEILING JOISTS, RAFTERS   | DFL NO. 2                                              |
| C. SILL, PLATE, BLOCKING, BREDRIMS         | DFL NO. 3                                              |
| D. STUDS                                   | DFL STUD GRADE                                         |
| E. STUDS OVER 10' HIGH                     | DFL NO. 2                                              |
| F. FLOOR DECKING                           | DFL UTILITY GRADE                                      |
| G. SILL, ROOF SHEATHING                    | CDX EXT. APA RATED PLY OR OSB 3/4" @                   |
| H. GULLAH MEMBERS                          | PS-3400, DRY ACCL. INTERIOR (INT. ACCL. AT EXT. COND.) |
| I. PARALLEL STRAND LUMBER (PSL) MATERIALS  | PS-2000 S&L P-080                                      |
| J. LAMINATED VENEER LUMBER (LVL) MATERIALS | PS-2000 S&L P-088                                      |

**NAILING SCHEDULE (PER ORC 2008, TABLE 802.3 (U))**

DESCRIPTION OF BUILDING ELEMENTS	FASTENER & TYPE	SPACING
A. JOIST TO SILL OR GIRDERS	3-6d (3-1/2" X 0.25")	TOP-NAIL
B. 1" X 6" SUBFLOOR OR LESS TO EACH JOIST	3-6d (3-1/2" X 0.25")	FACE NAIL
C. 2" SUBFLOOR TO JOIST OR GIRDERS	3-6d (3-1/2" X 0.25")	BLIND & FACE
D. SOLE PLATE TO JOISTS, SOLID DECK OR BLOCKING	3-6d (3-1/2" X 0.25")	FACE NAIL
E. TOP OR SOLE PLATE TO STUD	3-6d (3-1/2" X 0.25")	END NAIL
F. STUD TO SOLE PLATE	3-6d (3-1/2" X 0.25")	TOP-NAIL
G. DOUBLE STUDS	10d (2" X 0.1875")	FACE NAIL
H. DOUBLE TOP PLATES	10d (2" X 0.1875")	FACE NAIL
I. SOLE PLATE TO JOIST, SOLID DECK OR BLOCKING AT BRACED SILL PANELS	3-6d (3-1/2" X 0.25")	FACE NAIL
J. DOUBLE TOP PLATES, PHL 3/4" OFFSET OF END JOISTS	3-6d (3-1/2" X 0.25")	FACE NAIL
K. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-6d (3-1/2" X 0.25")	FACE NAIL
L. 1/2" JOIST TO TOP PLATE	3-6d (3-1/2" X 0.25")	FACE NAIL
M. TOP PLATES, LAPS AT CORNERS & INTERSECTIONS	3-6d (3-1/2" X 0.25")	FACE NAIL
N. BUILT UP HEADERS, 3 PIECES WITH 1/2" BRACER	3-6d (3-1/2" X 0.25")	FACE NAIL
O. CONTINUOUS HEADER, 3 PIECES	3-6d (3-1/2" X 0.25")	FACE NAIL
P. CEILING JOISTS TO PLATE	3-6d (3-1/2" X 0.25")	TOP NAIL
Q. CONTINUOUS HEADER TO STUD	3-6d (3-1/2" X 0.25")	TOP NAIL
R. CEILING JOIST, LAPS OVER PARTITIONS	3-6d (3-1/2" X 0.25")	FACE NAIL
S. CEILING JOIST TO PARALLEL RAFTERS	3-6d (3-1/2" X 0.25")	FACE NAIL
T. RAFTER TO PLATE	3-6d (3-1/2" X 0.25")	TOP NAIL
U. 1" BRACE TO EACH STUD & PLATE	3-6d (3-1/2" X 0.25")	FACE NAIL
V. 1" X 6" SHEATHING TO EACH BEARING	3-6d (3-1/2" X 0.25")	FACE NAIL
W. 1" X 6" SHEATHING TO EACH BEARING	3-6d (3-1/2" X 0.25")	FACE NAIL
X. BIDER THAN 1" X 6" SHEATHING TO EACH BEARING	3-6d (3-1/2" X 0.25")	FACE NAIL
Y. BUILT-UP CORNER STUDS	10d (2" X 0.1875")	FACE NAIL
Z. BUILT-UP GIRDERS & BEAMS, 2" LUMBER LAYERS	10d (2" X 0.1875")	FACE NAIL
AA. 2" PLATED	3-6d (3-1/2" X 0.25")	FACE NAIL
BB. ROOF RAFTERS TO RIDGE VALLEY OR HP RAFTERS	3-6d (3-1/2" X 0.25")	TOP NAIL
CC. RAFTER TIE TO RAFTERS	3-6d (3-1/2" X 0.25")	FACE NAIL
DD. COLLAR TIE TO RAFTER	3-6d (3-1/2" X 0.25")	FACE NAIL

**NAILING SCHEDULE (PER ORC 2008, TABLE 802.3 (U))**  
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF & WALL SHEATHING FRAMING, & PARTICLEBOARD WALL SHEATHING TO FRAMING

DESCRIPTION OF BUILDING ELEMENTS	FASTENER & TYPE	EDGE SPACING	FIELD SPACING
A. 5/8" - 1/2" SUBFLOOR / WALL 6d COMMON (2" X 0.1875")	6d COMMON (2" X 0.1875")	6" e.o.	12" e.o.
B. 5/8" - 1/2" ROOF 6d COMMON (2" X 0.1875")	6d COMMON (2" X 0.1875")	6" e.o.	12" e.o.
C. 1/2" - 1" 6d COMMON (2" X 0.1875")	6d COMMON (2" X 0.1875")	6" e.o.	12" e.o.
D. 1/2" - 1/4" 6d COMMON (2" X 0.1875") DEFORMED	6d COMMON (2" X 0.1875") DEFORMED	6" e.o.	12" e.o.

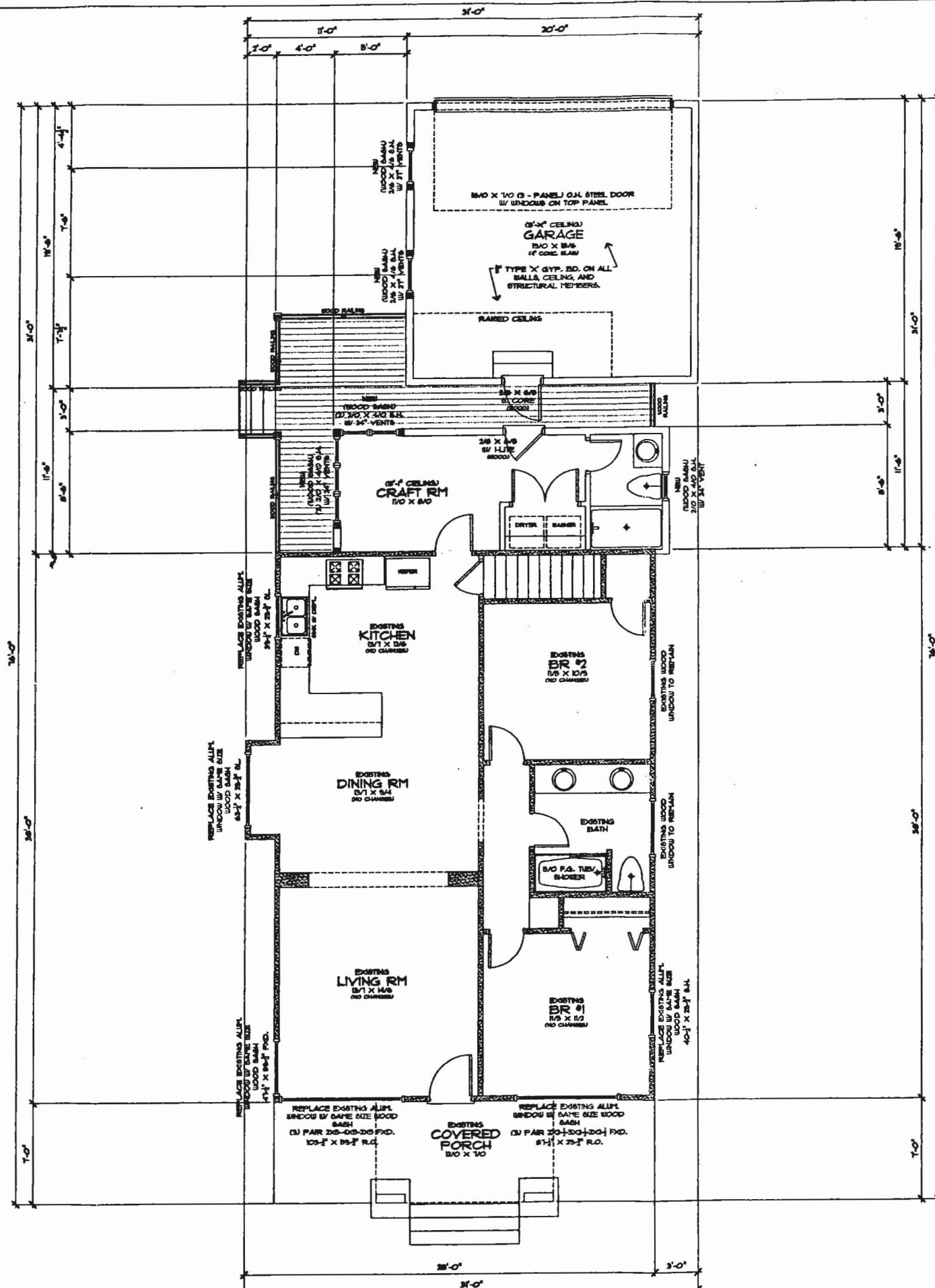
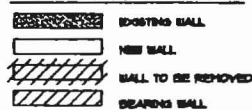
**SQUARE FOOTAGE CALCULATIONS:**

FLOOR	EXISTING	NEW	TOTAL
MAIN	1002	155	1157
BASEMENT	0	0	0
GARAGE	0	380	380
COVERED PORCH	84	150	234
<b>TOTAL</b>	<b>2,051</b>	<b>535</b>	<b>2,586</b>

**FLOOR PLAN NOTES: (CONT'D)**

- MISCELLANEOUS:**
1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM CLEARANCE BOTH OF 20 INCHES AND A BOTTOM SILL HEIGHT LESS THAN 44 IN ABOVE FINISHED FLOOR.
  2. ALL EXTERIOR ENDOS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. PROVIDE KICK-PLATES 3'-6" ABOVE FINISHED EXT. DOOR FLOOR.
  3. WINDOWS MUST MEET THE U-VALUE OR 'CLASS' REQUIREMENT FOR THE APPROPRIATE ENERGY PATH AND BE LABELED ACCORDINGLY. SITE BUILT WINDOWS MAY BE USED PROVIDED THEY MEET THE CRITERIA AS OUTLINED IN SEC. C104.
  4. WINDOWS ARE TO BE TYPED IF THEY ARE WITHIN 18 INCHES OF THE FLOOR, WITHIN A 24 INCH ARCH OF ANY DOOR IN A CLOSED POSITION. GLAZING USED IN RAILING, GLAZING IN PORED OR SLIDING DOORS, WHERE THE BOTTOM EDGE IS WITHIN 80 INCHES ABOVE STAIRS, HOT TUBS, BATHUBS, SHOWERPOOLS, AND/OR BATHS.
  5. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE G.F.I. OR G.P.L.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
  6. RECESSED LIGHT FIXTURES ARE NOT PERMITTED IN ANY INSULATED CAVITY UNLESS THE FIXTURES ARE LABELED AS BEING SUITABLE (I.C. LABEL) FOR DIRECT CONTACT WITH INSULATION.
  7. ALL DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE ONE-HOUR FIRE RATED ASSEMBLED WITH 1-3/4" SOLID CORE DOOR OR CODE APPROVED EQUAL WITH A SELF-CLOSING MECHANISM.
  8. USE 1/2" GYP-SUM BOARD IN HOUSE WALLS AND CEILING AND UNDER STAIRS. USE 1/2" TYPE 'X' GYP-SUM BD. ON WALLS AND CEILING BETWEEN GARAGE AND LIVING AREAS. PROVIDE 1/2" WATERPROOF GYP-SUM BD. ABOVE ALL SHOWER AND TUB/HOTWATER UNITS AND IN ANY WATER SPLASH AREA.

**WALL LEGEND:**



**MAIN LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

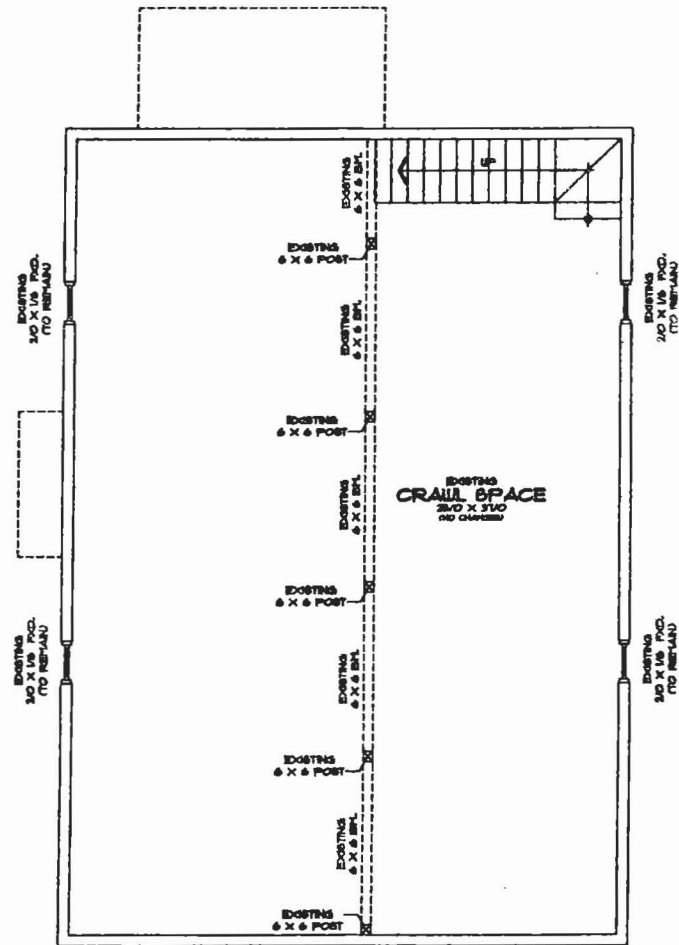
**LIABILITY AND RESPONSIBILITY**  
These plans have been prepared by the architect for the use of the contractor and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in these plans, or for any consequences that may result from the use of these plans. The contractor is responsible for the accuracy of the information provided in these plans and for any errors or omissions in the construction of the project. The architect is not responsible for any errors or omissions in the construction of the project, or for any consequences that may result from the use of these plans.

**Osterman DESIGN INC.**  
1809 S. Broadbridge Road  
Oregon City, Oregon 97136  
Office: (503)-631-1128  
Fax: (503)-631-1116

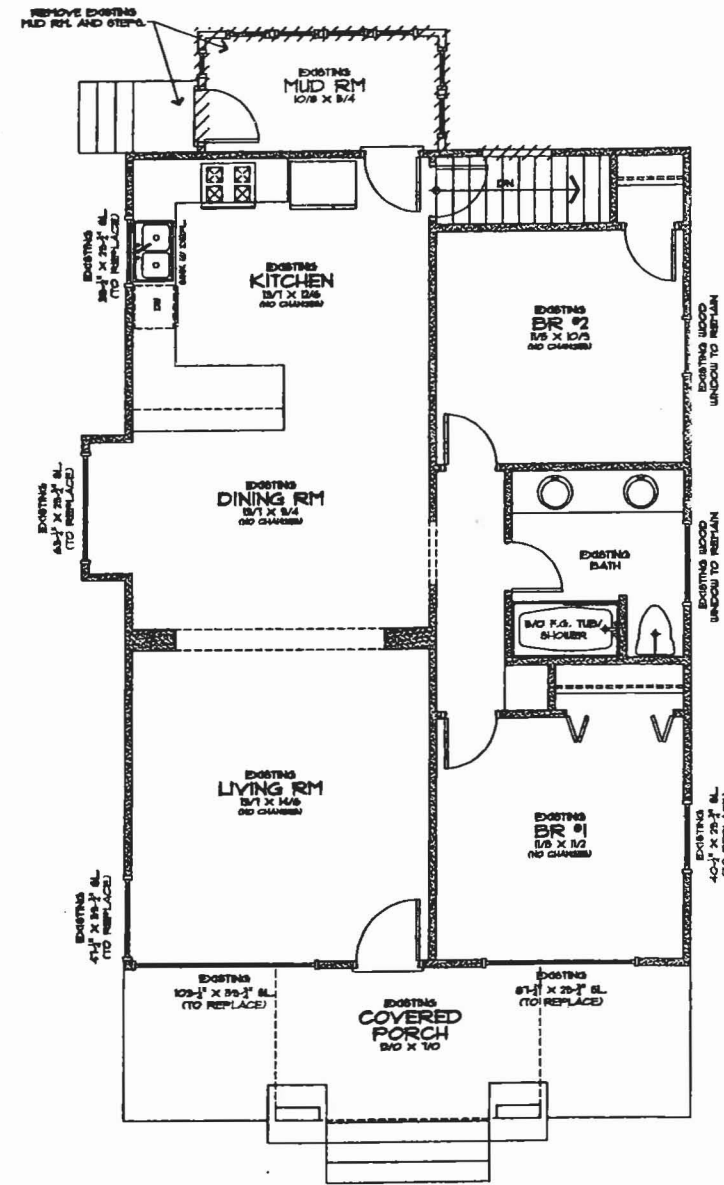
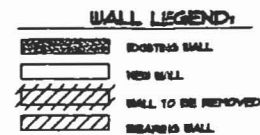
**MAIN LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**HALE REMODEL**  
OWNER: JUDY HALE  
1809 SE 4th AVE, WEST LINN, OR 97148  
503 850-4433

REVISED: 3-MAY-11  
DATE: 4-NOV-10  
PROJECT # 1910  
SHEET # A  
241





1  
A6.1  
**EXISTING BASEMENT LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



2  
A6.1  
**EXISTING MAIN LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**LIABILITY AND RESPONSIBILITY**  
These plans have been prepared by the architect for the use in the construction of one building only and are subject to the conditions of contract set forth in the contract documents. Use of any part of the plans by any person other than the architect, without the written consent of the architect, is strictly prohibited. The architect shall not be responsible for any errors or omissions in the plans, such as omissions and substitutions or other modifications, unless such have been indicated in writing. The architect shall not be responsible for any errors or omissions in the plans, such as omissions and substitutions or other modifications, unless such have been indicated in writing. The architect shall not be responsible for any errors or omissions in the plans, such as omissions and substitutions or other modifications, unless such have been indicated in writing.



**Osterman**  
DESIGN INC.

1808 S. Snowbridge Road  
Oregon City, Oregon 97148  
Office: (503)-631-7125  
Fax: (503)-631-7116

SHEET TITLE  
**EXISTING FLOOR PLANS**  
SCALE: 1/4" = 1'-0"

PROJECT:  
**HALE REMODEL**

CONTACT:  
OWNER: JUDY HALE  
1608 SE 64th AVE., WEST LINN, OR 97148  
BOJ 850-4433

REVISED:  
DATE: 4-NOV-10

PROJECT #  
**1910**

SHEET #  
**A**

**651**



- RESIDENTIAL GARAGE DOORS
- COMMERCIAL GARAGE DOORS
- WHERE TO BUY & OTHER INFORMATION
- PARTS & ACCESSORIES
- COMPANY INFORMATION

Home > Residential > Steel Doors > Therma Classic

RESIDENTIAL STEEL DOORS

THERMA CLASSIC

THERMA TECH

500 SERIES

500 CLASSIC

### Therma Classic™

The Therma Classic™ is an insulated Carriage House Style steel garage door. The Therma Classic simulates the look of old fashioned swing type doors and available in large selection of attractive designs. The design patterns are a deeper pattern than most steel garage doors, "High Definition". This makes the doors more visible from a distance thus enhancing a homes curb appeal. True arched windows in a variety of window designs are also available. Doors come with a white polyester finish and can be easily field painted to match any homes exterior.



SEE MORE PHOTOS

- PHOTO ALBUM
- PRODUCT INFO
- DESIGNS
- BROCHURE

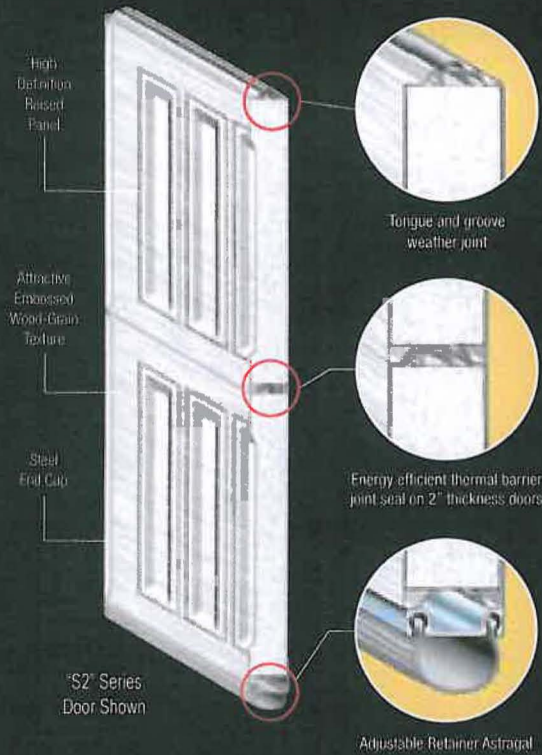


RA08S

Click an image below to see a photo of that model door.

S206A	S206S	S206S	S208S	S209S	SM04S	SM04S	SM05S
R000S	R001A	R003A	R006A	R106S	R106S	R206S	RA08S
RV01S	RV03S	RX02S	RX03S	RX06A	RX06S	RX06S	RX08S

# Quality Sandwich-Type Construction



The beauty of the *Therma Classic* is more than skin deep. *Therma Classic* is built with Northwest Door's time proven sandwich-type construction method. Interior and exterior galvanized and prepainted steel skins are pressure laminated to a 2" thick CFC-free (EPS) polystyrene core forming a continuous bond. A flexible joint seal is added to the tongue and groove section joints which seal and also provide a true and natural thermal break. It's construction is both fire and smoke rated.

The *Therma Classic R-Series* design overlays are made of prepainted aluminum. They are mechanically attached as well as adhered to the door face for unparalleled holding power. In addition doors are equipped with high quality galvanized torsion hardware for proper counter balance and operation.

The result is an extremely strong and beautiful maintenance-free garage door with outstanding insulating qualities rated at R-8.68.

# Technical Data

## Dimensions:

Maximum Width 20'-0"  
Maximum Height 14'-0"  
Thickness 2"

## Material Properties

Steel Galvanizing G 40  
EPS Insulation Density 1#  
3MM Annealed Clear Glass (Standard)  
1/2" Insulated and Specialty Glass (Optional)

## Finish:

Bright White Color (Standard)  
Paint Thickness 1mil  
Field Painting (Optional by others)

## Thermal Properties:

★ R Value=8.68, U=Value .115

★ (Calculated door section R-Value is in accordance with DASMA TDS-163)



*Therma Classic* offers a selection of door sizes and layouts unmatched in the industry; using a combination of 27", 28", 31" and 32" section heights.

## Widths in one inch increments:

6'-0" to 7'-5", 1-Panel Wide  
7'-6" to 10'-11", 2-Panels Wide  
11'-0" to 14'-11", 3-Panels Wide  
15'-0" to 20'-0", 4-Panels Wide

## Heights in one inch increments:

6'-9" to 8'-0", 3-Sections High  
9'-0" to 10'-8", 4-Sections High  
11'-3" to 13'-4", 5-Sections High  
13'-6" to 14'-0", 6-Sections High

# Overlay Adhesion Guaranteed For Life

For several years composite overlay materials have been utilized on steel garage doors to add designs. These dissimilar materials have led to a significant number of failures of the composite overlays when used on a steel door. Northwest Door resisted market pressure to produce an overlay product until such time as they had a new all metal product developed. We wanted it to be the best in the business and that is exactly what we achieved. In fact, an INDEPENDENT LABORATORY conducted an accelerated aging test on the product. The door section was cycled from -22 to +160 degrees Fahrenheit. This rigorous freezing and baking cycle was continued for 21 days without product degradation whatsoever. No warping, shrinking or delaminating occurred. As a result of these tests Northwest Door confidently provides a lifetime warranty on the *Therma Classic "R" Series* overlay.



- Since 1946 -

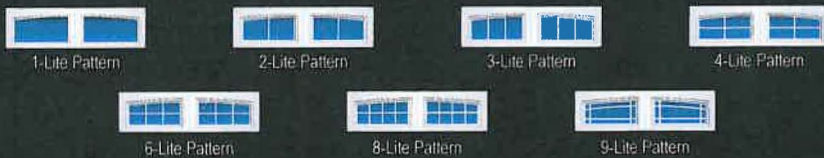
# Therma Classic Doors receive our Four-Coat Paint / Protection Process

Galvanized, Bonderized, Prime painted and a White Topcoat Finish. Doors can also be easily be field painted to match your exact color requirement. Dark color finishes are acceptable, however the installed doors surface when facing the sun should not reach an excess of +200°F.



**WARRANTY:** Therma Classic sections come with a limited lifetime warranty against deterioration due to rust-through of the door skins or delamination of the overlay for as long as you own your home. Parts and accessories are warranted against defects in material and workmanship for one (1) year. Top section must have reinforcement strut applied if it is a window section or if the door is motor operated. Contact your Northwest Door dealer for complete warranty, maintenance and painting instructions. Northwest Door reserves the right to make product changes without notice.  
**WARNING:** Any adjustments to your door should be made by an experienced door installer, such as your Northwest Door dealer. Serious injury can result from improper adjustments to your door.

## True-Arched Window Selection



All Therma Classic models are offered with arched windows. The arched window frames are a true 26'-0" radius. The radius formed on standard sized single car 2-Panel arched window designs are: 8'-0" wide door = 26'-0" radius, 9'-0" wide door = approximately 36'-0" radius, and 10'-0" door = approximately 38'-6" radius.

Models with standard rectangular windows are designated with an "S" as the last of the 5-digit model number. Arched window models are designated with an "A".

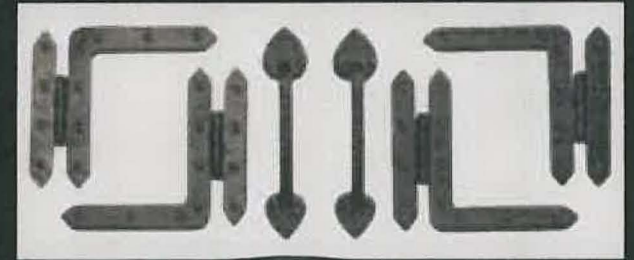


3-Panel doors use a combination of both arched and standard window frames to form a single arch. 4-Panel doors are available in your choice of a single arch or a double arch. (Double Arch Standard)

## Optional Decorative Hardware

Classic Series  
Deco Kit A

Rustic Iron,  
Black Powder  
Coated Finish



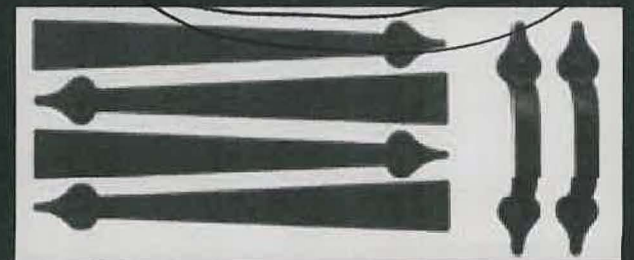
Traditional Series  
Deco Kit B

Malleable Iron,  
Black Powder  
Coated Finish



Americana Series  
Deco Kit C

Stamped Steel,  
Crinkle Textured  
Black Powder  
Coated Finish



# Therma Classic's Attractive Three-Section Design

Historically, carriage house doors were swinging doors, made of wood and featured large windows in the upper portion of the doors. Northwest Door has authentically replicated this classic look with the Therma Classic. The Therma Classic is a high performance insulated steel garage door with conventional operating advantages. It features a unique three-section design which permits taller windows in the door. This gives Therma Classic windows the correct proportions and an unequalled representation of the original carriage house swing doors.

Therma Classic doors up to 8' high use only three door sections by utilizing a selection of 27", 28", 31" and 32" high sections.



Doors are available in a vast selection of sizes and beautiful designs up to a maximum of 20' wide and 14' high. Therma Classic designs maintain a uniform appearance even as door sizes increase. As you can see below,



the model RX06S uses a combination of 32" and 28" high sections. The "X" designs on the door stay true on the larger sizes even with varying door section heights. This precision cannot be achieved with stamped steel garage door panels. Individual prepainted aluminum overlay design components are hand-crafted, fitted and mechanically attached to the door panels. The aluminum overlays expand and contract at the same rate as the door section thus eliminating failures during varying temperature changes.

Unlike the plastic or composite overlays used by some garage door manufacturers, the Therma Classic designs will hold their shape, stay in place and will not come off of your door, "we guarantee it"!

Therma Classic as well as many other fine Northwest Door products are available from your Northwest Door Dealer. See the complete Northwest Door product selection at [www.nwdusa.com](http://www.nwdusa.com).



- Since 1946 -

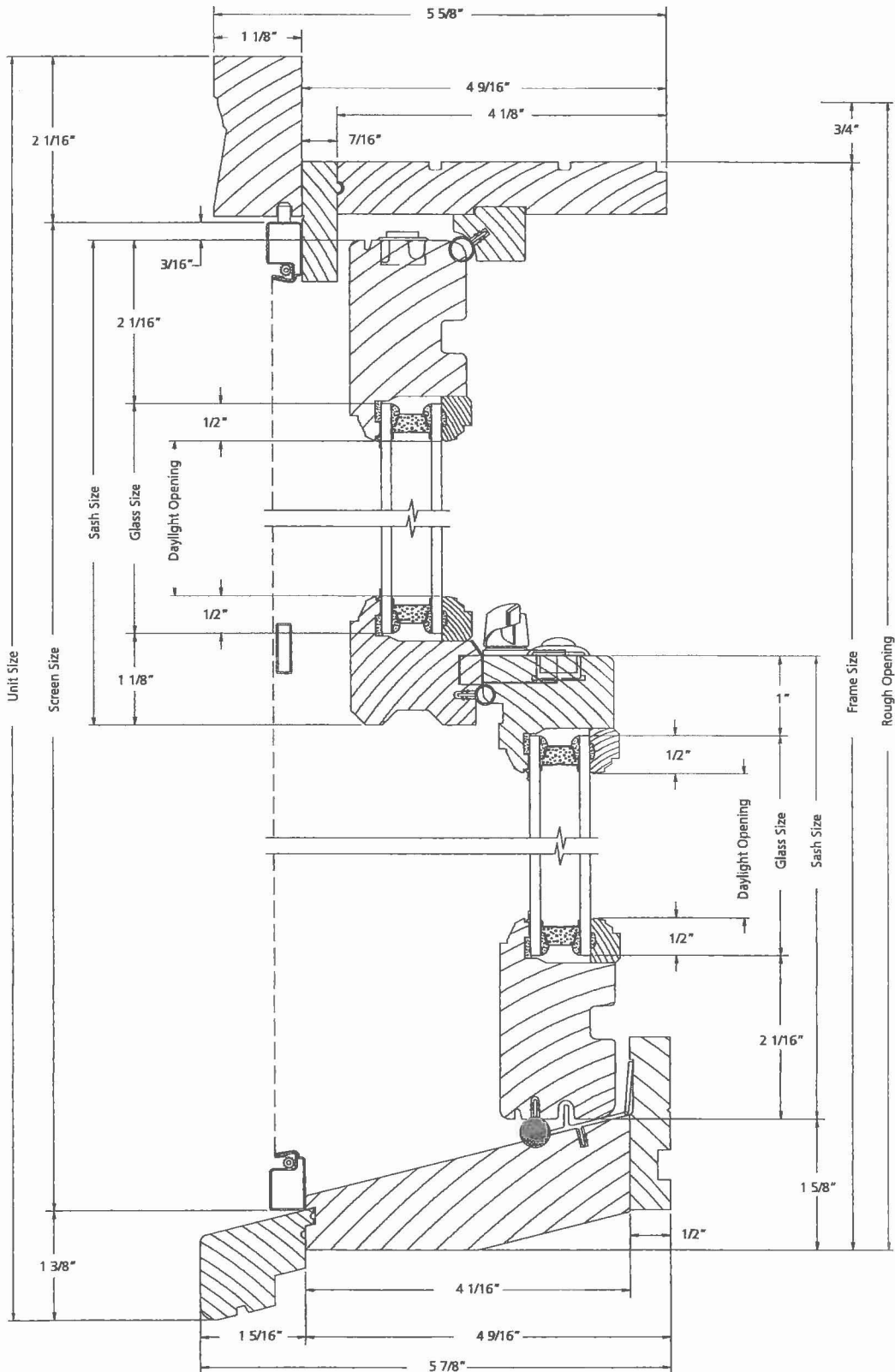
## NORTHWEST DOOR®

Northwest Door, Inc - PO Box 44605 - Tacoma, WA 98448

[nwdusa.com](http://nwdusa.com)  
800-522-2264

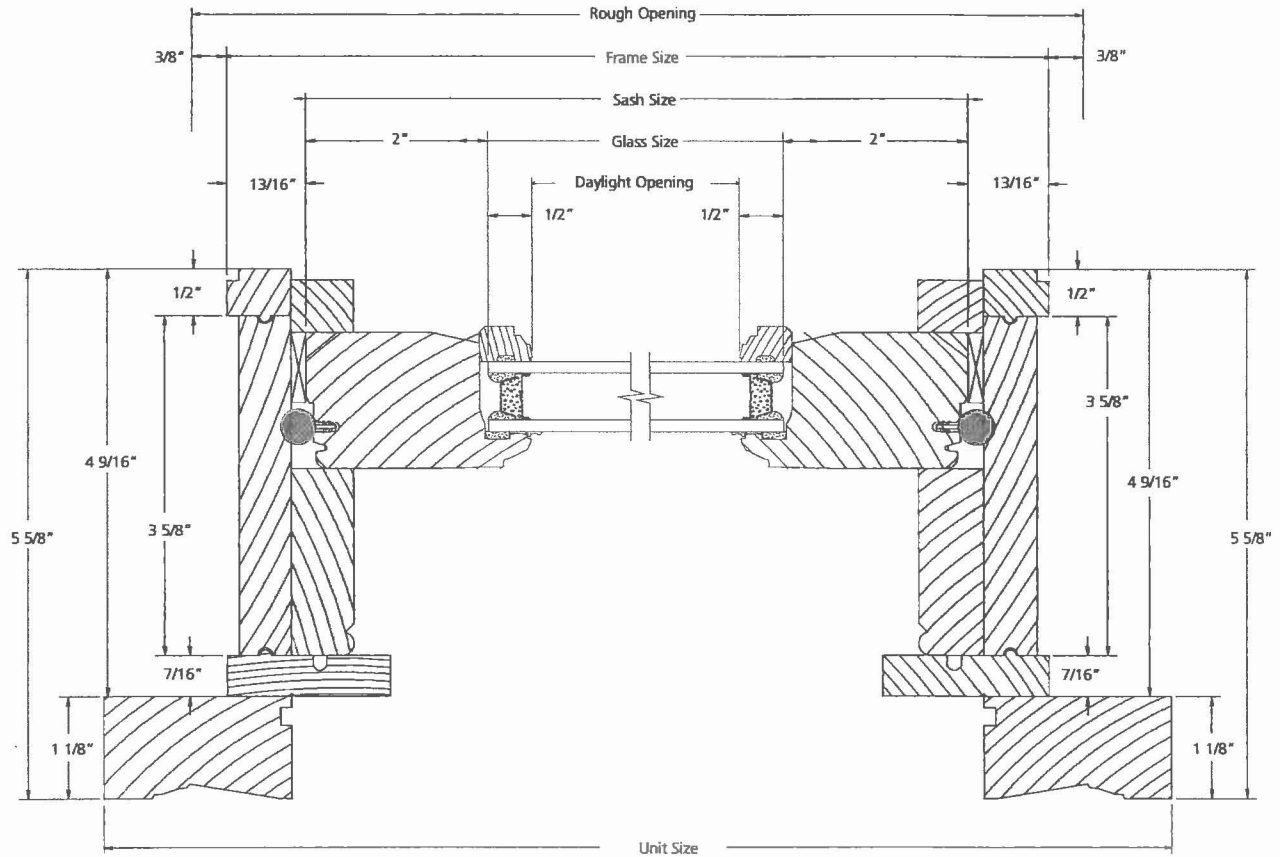


**1-WIDE UNIT  
DP35**



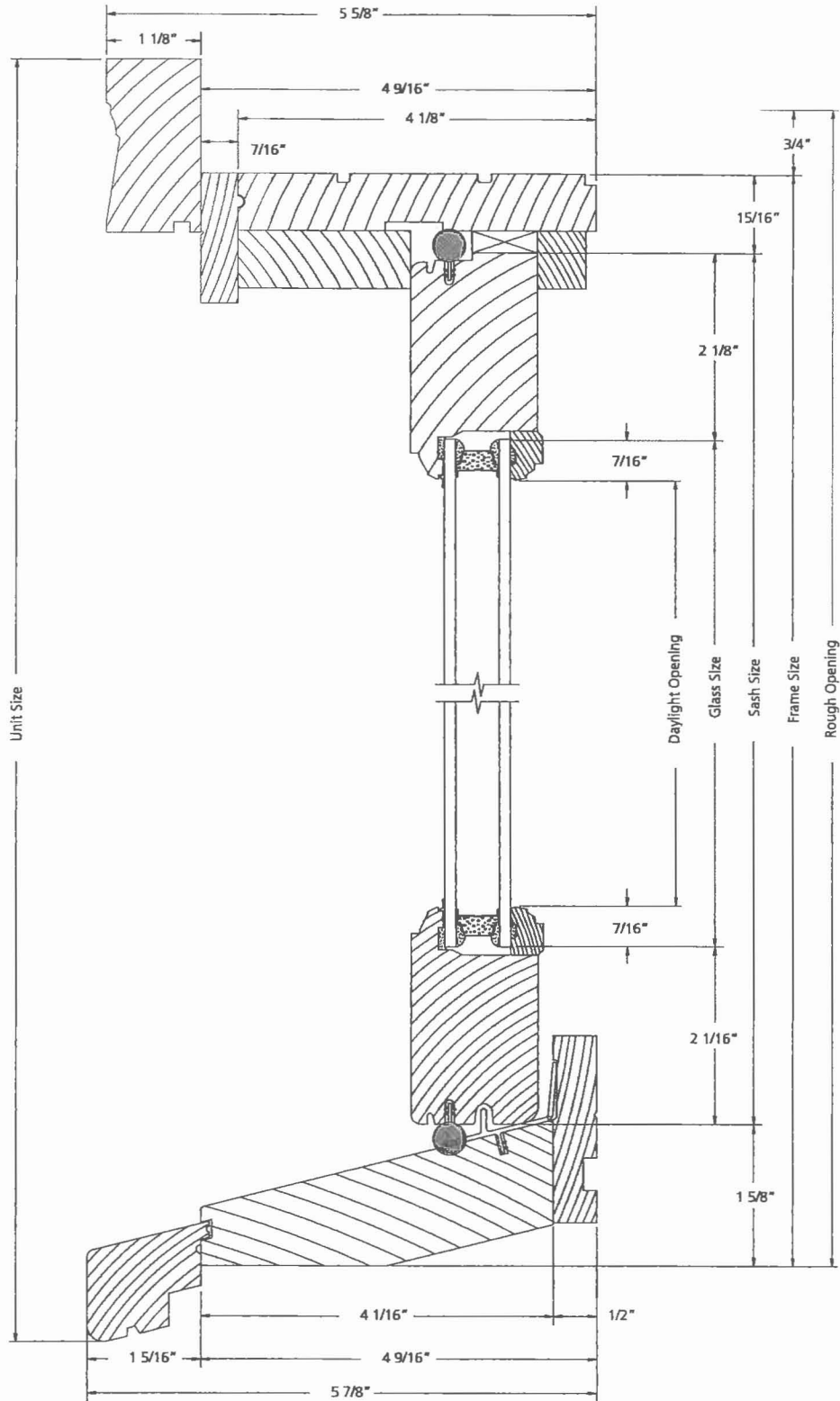
**VERTICAL SECTION**

PICTURE UNIT



HORIZONTAL SECTION

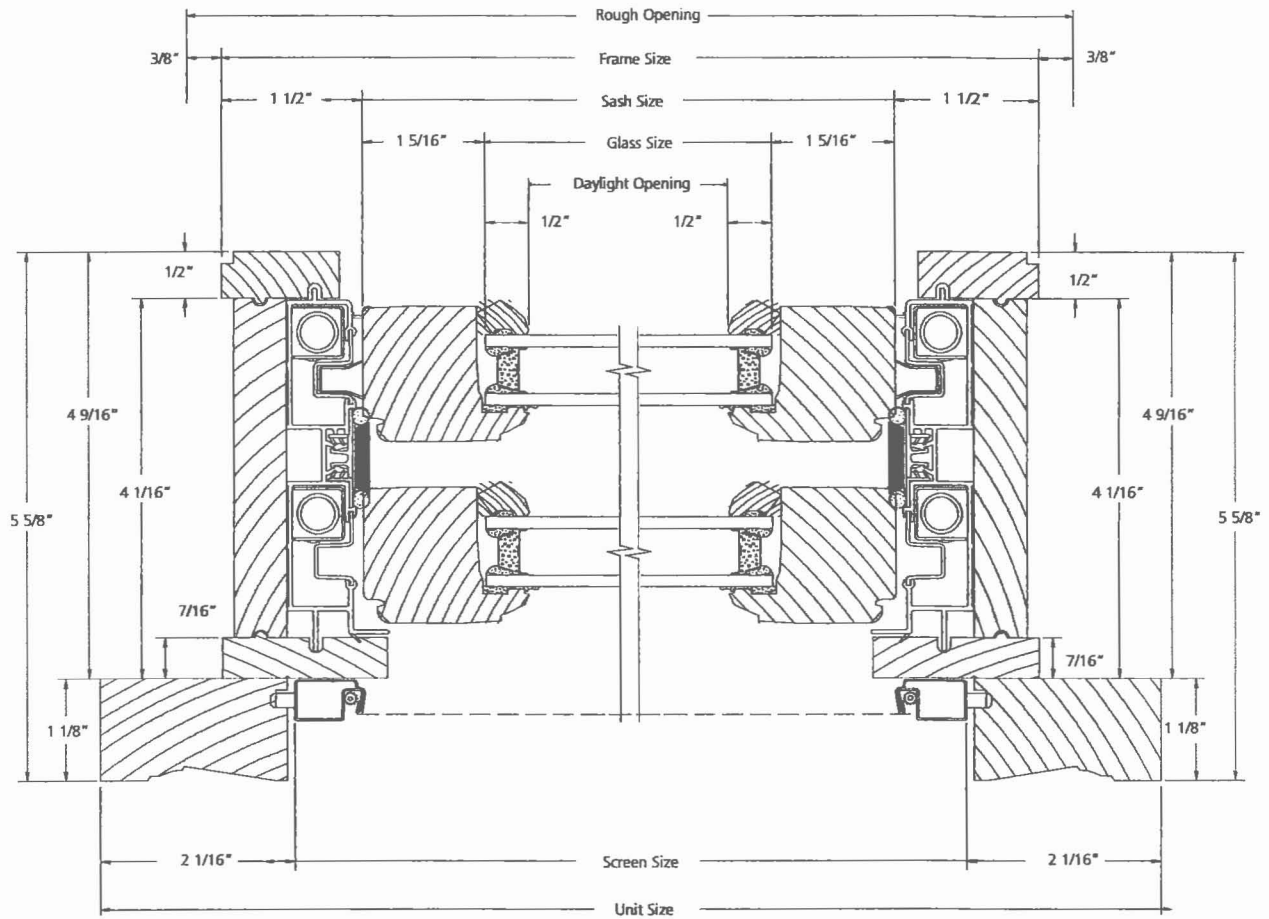
**PICTURE UNIT WITH FLANKER  
DP35**



**VERTICAL SECTION**



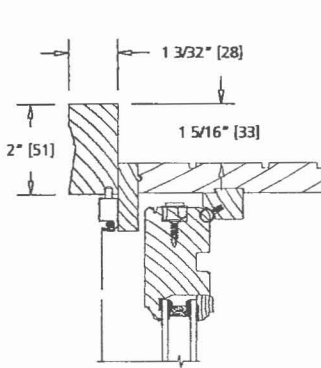
**1-WIDE UNIT**



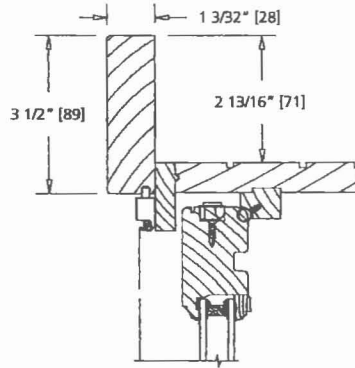
**HORIZONTAL SECTION**

**TRIM & SILL OPTIONS  
DOUBLE-HUNG**

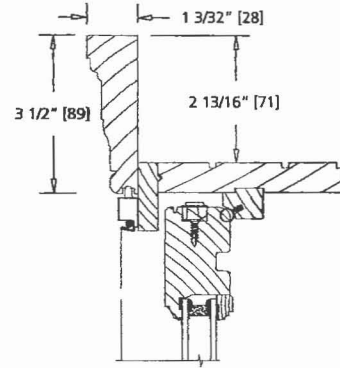
**EXTERIOR TRIM**



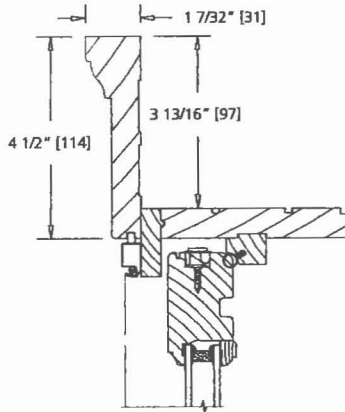
**BRICKMOULD**



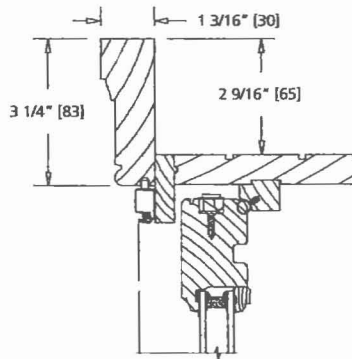
**FLAT CASING**



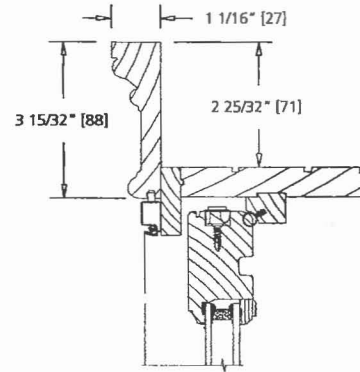
**ADAMS CASING**



**1 X 4 BACKBAND**

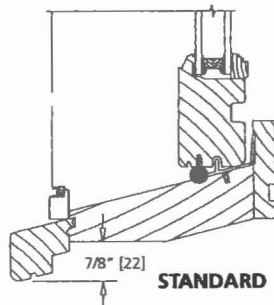


**WILLIAMSBURG**

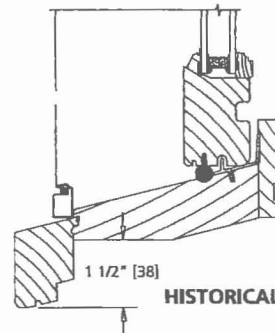


**RB 3 CASING**

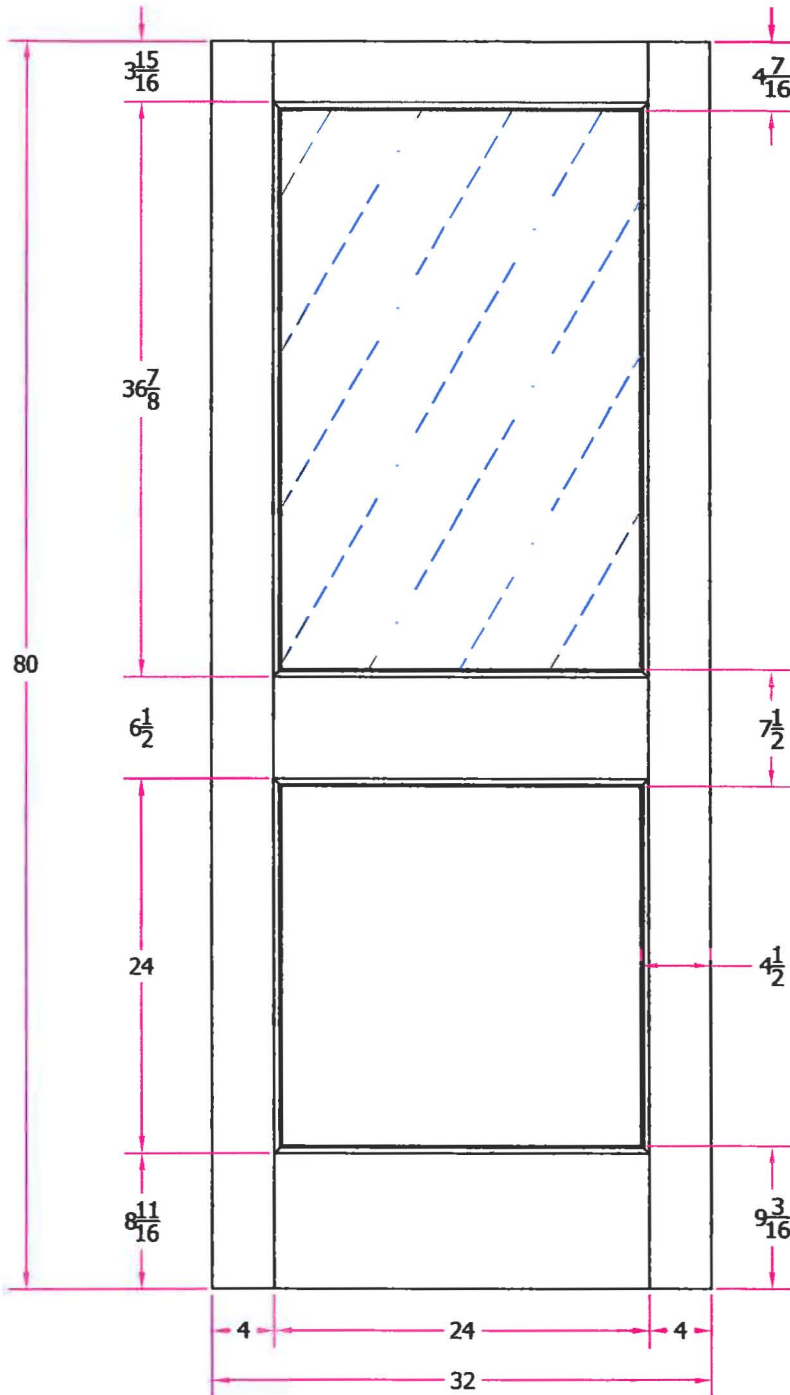
**SILL OPTIONS**



**STANDARD**



**HISTORICAL**



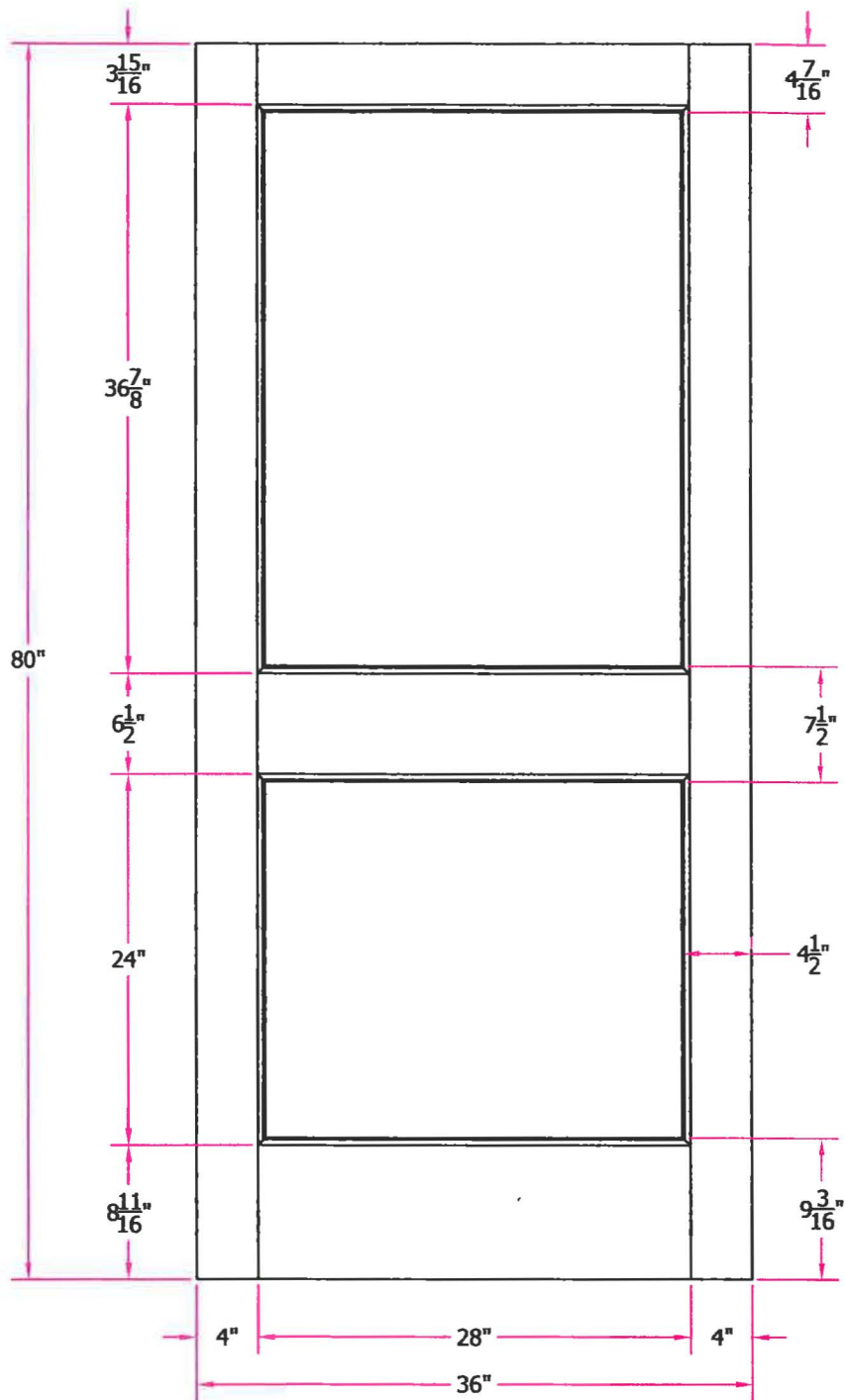
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

TITLE		7081 2/8 x 6/8 Customer Layout	
DRAWING NO.		D-7081-208-608-0700	
LAYOUT	00	SCALE	NTS
PATTERN #	7008	DATE	10/20/2007
DRAWN BY:	J. Decker		

Revisions

Rev. #	Description	Date	by Whom

**Simpson®**



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

TITLE <b>7282 3/0 x 6/8</b>			
Customer Layout			
DRAWING NO. <b>D-7282-300-608-0700</b>			
LAYOUT	<b>00</b>	SCALE	<b>NTS</b>
		BORE PATTERN #	<b>7008</b>
DRAWN BY:	<b>J. Decker</b>	DATE	<b>02/22/05</b>

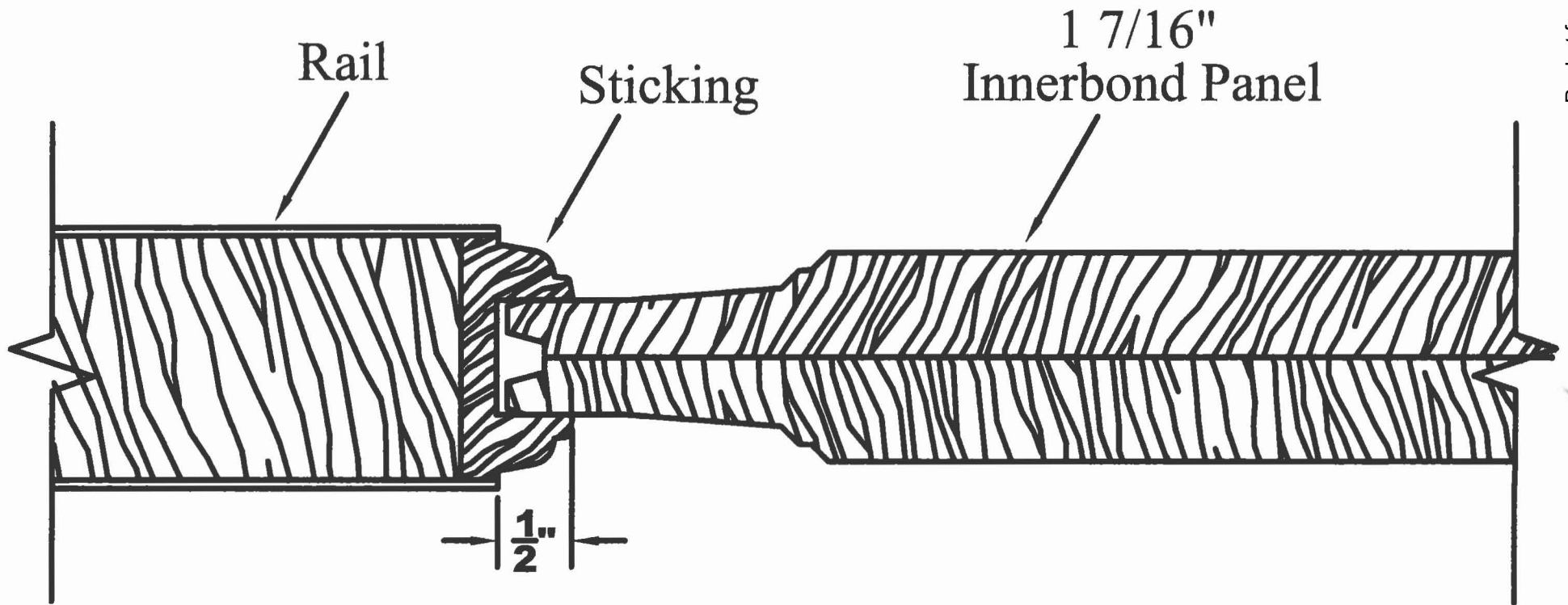
Revisions

Rev. #	Description	Date	by Whom



# View Saver w/ Raised Panel

SD-0700-012

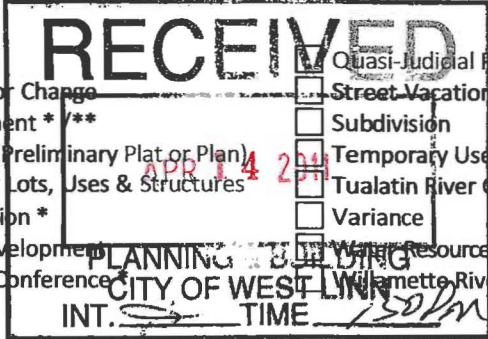


**DEVELOPMENT REVIEW APPLICATION**

For Office Use Only		
PROJECT NO. <u>DR-11-02</u>	STAFF CONTACT <u>SARA</u>	
NON-REFUNDABLE FEE(S) <u>500-</u>	REFUNDABLE DEPOSIT(S)	TOTAL <u>500-</u>

**Type of Review (Please check all that apply):**

- |                                                                  |                                                                     |                                                                 |
|------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------|
| <input type="checkbox"/> Annexation                              | <input checked="" type="checkbox"/> Historic Review                 | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change     |
| <input type="checkbox"/> Appeal and Review *                     | <input type="checkbox"/> Legislative Plan or Change                 | <input type="checkbox"/> Street Vacation                        |
| <input type="checkbox"/> Conditional Use                         | <input type="checkbox"/> Lot Line Adjustment **                     | <input type="checkbox"/> Subdivision                            |
| <input type="checkbox"/> Design Review                           | <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Temporary Uses *                       |
| <input type="checkbox"/> Easement Vacation                       | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures     | <input type="checkbox"/> Tualatin River Greenway                |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities      | <input type="checkbox"/> One-Year Extension *                       | <input type="checkbox"/> Variance                               |
| <input type="checkbox"/> Final Plat or Plan                      | <input type="checkbox"/> Planned Unit Development                   | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Flood Plain Construction                | <input type="checkbox"/> Pre-Application Conference                 | <input type="checkbox"/> Yamette River Greenway                 |
| <input type="checkbox"/> Hillside Protection and Erosion Control |                                                                     |                                                                 |



Home Occupation, Pre-Application, Sidewalk Use Application, Sign Review Permit Application, and Temporary Sign Permit Application require different or additional application forms, available on the City Website or at City Hall.

Site Location/Address <u>1008 SE 6TH AVE. WEST LINN, OR 97068</u>	Assessor's Map No.
	Tax Lot(s)
	Total Land Area

**Brief Description of Proposal**  
195 SF. ADDITION AT REAR OF EXISTING STRUCTURE AND 2-CAR GARAGE ADDITION COMING OFF ALLEY.

<b>Applicant Name:</b> <u>JUDY HALE</u> <small>(please print)</small>	Phone: <u>(503) 850-4433</u>
Address: <u>1008 SE 6TH AVE.</u>	Email: <u>HALE2362@COMCAST.NET</u>
City State Zip: <u>WEST LINN, OR 97068</u>	

<b>Owner Name:</b> <u>SAME AS ABOVE</u> <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

<b>Consultant Name:</b> <u>MIKE OSTERMAN</u> <small>(please print)</small>	Phone: <u>(503) 631-7725</u>
Address: <u>18089 S. STROUBIZIDGE RD.</u>	Email: <u>OSTERMAN@CGWEBSTER.NET</u>
City State Zip: <u>OREGON CITY, OR 97045</u>	

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.

\* No CD required / \*\* Only one copy needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. The applicant waives the right to the provisions of ORS 94.020. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature: Judy A. Hale Date: 4/14/2011 Owner's signature: SAME Date: \_\_\_\_\_

CITY OF WEST LINN  
 22500 Salamo Rd.  
 West Linn, OR. 97068  
 (503) 656-4211

PLANNING INVOICE  
 INVOICE: # 936522  
 Date : 04/14/2011  
 Project: #DR-11-02  
 BY: JN

\*\*\*\*\*

NAME : JUDY HALE

ADDRESS : 1608 SE 6TH AVE

CITY/STATE/ZIP: WEST LINN OR 97068

PHONE # : 850-4433

SITE ADD. : 1608 6TH AVE

**PAID**  
 APR 14 2011  
 BY: GRB

\*\*\*\*\*

TYPE I HOME OCCUPATIONS		HO	\$
PRE-APPLICATIONS	Level I ( ), Level II ( )	DR	\$
HISTORIC REVIEW	Residential Major (X), Minor ( ), New ( )	DR	\$ 500.00
	Commercial Major ( ), Minor ( ), New ( )		
SIGN PERMIT	Face ( ), Temporary ( ), Permanent ( )	DR	\$
SIDEWALK USE PERMIT		DR	\$
APPEALS	Plan. Dir. Dec. ( ), Subdivision ( ),	DR	\$
	Plan Comm./City Coun. ( ), Nbhd ( )		
LOT LINE ADJUSTMENT		LA	\$
CITY/METRO BUSINESS LICENSE		BL	\$

The following items are paid by billing against the up-front deposit estimate.  
 If the amount of time billed to your project exceeds the amount covered by the  
 deposit, additional payment may be required.

DESIGN REVIEW	Class I ( ), Class II ( )	RD	\$
VARIANCE	Class I ( ), Class II ( )	RD	\$
SUBDIVISION	Standard ( ), Expedited ( )	RD	\$
ANNEXATION	"Does Not Include Election Cost"	RD	\$
CONDITIONAL USE		RD	\$
ZONE CHANGE		RD	\$
MINOR PARTITION		RD	\$
MISCELLANEOUS PLANNING		RD	\$
Boundry Adjustments	( )		
Modification to approval	( )	Water Resource	
Code Amendments	( )	Area Protection	( )
Comp. Plan Amendments	( )	Street Vacations	( )
Temporary Permit Admin.	( )	Easement Vacations	( )
Temporary Permit Council	( )	Will. River Greenway	( )
Flood Management	( )	Tualatin River Grwy.	( )
Inter-Gov. Agreements N/C	( )	Street Name Change	( )
Alter Non-Conforming Res.	( )	Code Interpretations	( )
Alter Non-Conforming Comm.	( )	Type II Home Occ.	( )
Measure 37 Claims	( )	Planned Unit Dev. PUD	( )

TOTAL REFUNDABLE DEPOSIT RD \$ 0.00  
 GENERAL MISCELLANEOUS Type: PM \$

\*\*\*\*\*

TOTAL      Check # 1006                      Credit Card ( )    Cash ( )                      \$                      500.00

# Oregon Historic Site Form

1608 6th Ave  
West Linn, Clackamas County

## LOCATION AND PROPERTY NAME

address: 1608 6th Ave  apprx. addr

West Linn  vcnt Clackamas County

### Optional Information

assoc addresses:  
(former addresses, intersections, etc.)

location descr:  
(remote sites)

historic name:

current/  
other names:

block nbr: \_\_\_\_\_ lot nbr: \_\_\_\_\_ tax lot nbr: \_\_\_\_\_

township: \_\_\_\_\_ range: \_\_\_\_\_ section: \_\_\_\_\_ 1/4: \_\_\_\_\_

zip: \_\_\_\_\_

## PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1

elig. evaluation: eligible/contributing

primary constr date: 1920 (c. ) secondary date: \_\_\_\_\_ (c.)   
(optional--use for major addns)

primary orig use: Single Dwelling

secondary orig use: \_\_\_\_\_

primary style: Bungalow (Type)

secondary style: \_\_\_\_\_

primary siding: Horizontal Board

secondary siding: \_\_\_\_\_

plan type: Bungalow

comments/notes: windows altered-openings enlarged

total # eligible resources: \_\_\_\_\_ total # ineligible resources: \_\_\_\_\_

NR status: Listed in Historic District

NR date listed: \_\_\_\_\_ (indiv listed only; see  
Grouping for hist dist)

orig use comments: \_\_\_\_\_

prim style comments: \_\_\_\_\_

sec style comments: \_\_\_\_\_

siding comments: \_\_\_\_\_

architect: \_\_\_\_\_

builder: \_\_\_\_\_

## GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	West Linn Survey- Willamette Conservation District, 2006	Survey & Inventory Project
	West Linn, Willamette Falls Neighborhood, RLS 2008, 2008	Survey & Inventory Project
	Willamette Falls Neighborhood Historic District, 2008	Listed Historic District

farmstead/cluster name:

external site #: 59  
(ID# used in city/agency database)

## SHPO INFO FOR THIS PROPERTY

NR date listed: \_\_\_\_\_ **NHD**

ILS survey date: \_\_\_\_\_

RLS survey date: 3/17/2006

Gen File date: \_\_\_\_\_

**106 Project(s)**



02

**PHYSICAL CHARACTERISTICS**

Style: 21 Houses built 1920 to 1949  
 Occupancy: Single Family  
 Story Height: 1.0  
 Finished Area: 1015  
 Attic: Finished  
 Basement: None  
**ROOFING**  
 Material: Asphalt shingles  
 Type: Gable  
 Framing: Std for class  
 Pitch: Not available  
**FLOORING**  
 Sub and joists 1.0, A  
 Softwood-standard 1.0  
**EXTERIOR COVER**  
 Wood siding 1.0  
**INTERIOR FINISH**  
 Plaster 1.0  
**ACCOMMODATIONS**  
 Finished Rooms 3  
 Bedrooms 3

**HEATING AND AIR CONDITIONING**  
 Primary Heat: Forced hot air  
 Lower Full Part /Bsmt 1 Upper Upper

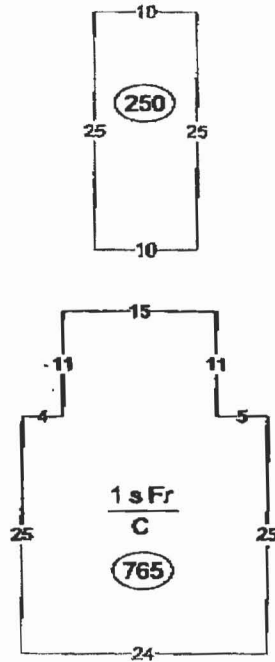
**PLUMBING**  
 3 Fixt. Baths 1 3  
 TOTAL 3

**REMODELING AND MODERNIZATION**  
 Amount Date

**IMPROVEMENT DATA**

1630 6TH AVE, WEST LINN, OR, 97068, USA

A (Fin) (Upper)



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	765	1.0	765		48850
1 Wood frame w/sh	250 Attic		250		4660
	765 Crawl		----		0

TOTAL BASE		Value
Raw Type Adjustment		1.004
SUB-TOTAL		53510
0 Interior Finish		3790
0 Ext Lvg Units		0
0 Basement Finish		0
0 Fireplace(s)		0
Heating		1000
Air Condition		0
Frame/Siding/Roof		0
Plumbing Fixt: 3		1550

SUB-TOTAL ONE UNIT		60850
SUB-TOTAL 0 UNITS		60850
<b>Exterior Features</b>		
Description	Value	
<b>Garages</b>		
0 Integral		0
0 Att Garage		0
0 Att Carports		0
0 Bsmt Garage		0
<b>Ext Features</b>		0
SUB-TOTAL		60850
Quality Class/Grade		4-
GRADE ADJUSTED VALUE		71800

**SPECIAL FEATURES**

Description Value

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Wgt	Const Type	Grade	Year Const	EFF Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depx	Obsol Depr	Market Adj	% Comp	Value
D DWELL	1.00				4-		1920	1999	AV	0.00	W	0.00	1015	71800	7	0	194	100	129530
02 EFF	0.00				4		1940	1940	AV	0.00	M	0.00	80	1231	0	SV	151	100	1860

Data Collector/Date

Appraiser/Date  
 20 01/01/1995

Neighborhood  
 Neigh 15831 AV

Supplemental Cards  
 TOTAL IMPROVEMENT VALUE

131390

**PHYSICAL CHARACTERISTICS**

Style: 81 Houses built 2000 to 2009  
 Occupancy: Single family

Story Height: 1.0  
 Finished Area: 432  
 Attic: None  
 Basement: None

**ROOFING**  
 Material: Comp shingle medium  
 Type: Gable  
 Framing: Std for class  
 Pitch: Not available

**FLOORING**  
 Sub and joists 2.0

**EXTERIOR COVER**  
 Wood siding 2.0

**INTERIOR FINISH**

**ACCOMMODATIONS**

**HEATING AND AIR CONDITIONING**

Primary Heat: Not available  
 Lower Full Part  
 /Bemt 1 Upper Upper

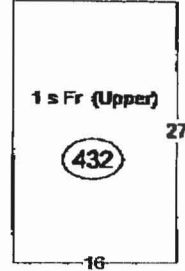
**PLUMBING**

#  
 3 Fixt. Baths 1 3  
 Kit Sink 10 10  
 TOTAL 13

**REMODELING AND MODERNIZATION**

Amount Date

01



**IMPROVEMENT DATA**

1630 6TH AVE, WEST LINN, OR, 97068, USA

Construction	Base Area	Floor Area	Finished Sq Ft	Value
1 Wood frame w/sh	432	2.0	432	15660

0 Crawl ---- 0

**TOTAL BASE 15660**

Row Type Adjustment 1.00%  
**SUB-TOTAL 15660**

- 0 Interior Finish 0
- 0 Ext Lvg Units 0
- 0 Basement Finish 0
- 0 Fireplace(s) 0
- 0 Heating 0
- 0 Air Condition 0
- 0 Frame/Siding/Roof 0
- 0 Plumbing Fixt: 13 6960

**SUB-TOTAL ONE UNIT 22620**

**SUB-TOTAL 0 UNITS 22620**

**Exterior Features**

- | Description    | Value | Garages | Ext Features |
|----------------|-------|---------|--------------|
| 0 Integral     | 0     | 0       | 0            |
| 0 Att Garage   | 0     | 0       | 0            |
| 0 Att Carports | 0     | 0       | 0            |
| 0 Best Garage  | 0     | 0       | 0            |
| 0 Ext Features | 0     | 0       | 0            |

**SUB-TOTAL 22620**

**Quality Class/Grade 3**

**GRADE ADJUSTED VALUE 29410**

**SPECIAL FEATURES**

Description	Value
01 CRPCE	-1
1F	3

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Sty Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size Area	or	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Coop	Value
01 CRPCE	-1	D	DOUBLE	0.00		J	2003	2003	AV	0.00	N	0.00	432		29410	4	0	136	100	38390
01 DETGAR	3	01	DETGAR	0.00	1	S	2003	2003	AV	34.36	Y	42.90	540		23170	6	15	151	100	27960

Data Collector/Date

Appraiser/Date

Neighborhood

Neigh 15831 AV

Supplemental Cards

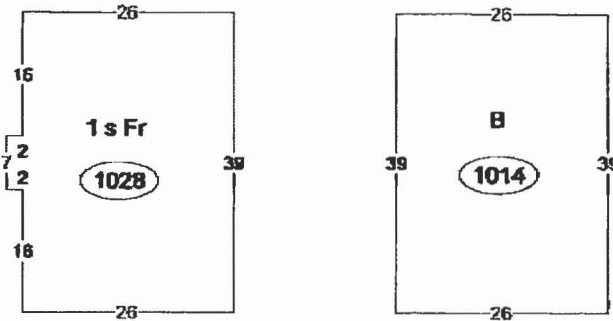
TOTAL IMPROVEMENT VALUE

66350

01

**PHYSICAL CHARACTERISTICS**

Style: 21 Houses built 1920 to 1949  
 Occupancy: Single family  
 Story Height: 1.0  
 Finished Area: 1028  
 Attic: None  
 Basement: Full  
**ROOFING**  
 Material: Clay tile  
 Type: Gable  
 Framing: Std for class  
 Pitch: Not available  
**FLOORING**  
 Slab B. I. S  
 Carpet 1.0  
**EXTERIOR COVER**  
 Wood siding 1.0  
**INTERIOR FINISH**  
 Plaster 1.0  
**ACCOMMODATIONS**  
 Finished Rooms 2  
 Bedrooms 2  
**HEATING AND AIR CONDITIONING**  
 Primary Heat: Not available  
 Lower Full Part  
 /Bsmt 1 Upper Upper  
**PLUMBING**  
 #  
 3 Fixt. Baths 1 3  
 TOTAL 3  
**REMODELING AND MODERNIZATION**  
 Amount Date



**IMPROVEMENT DATA**

1608 6TH AVE, WEST LIDW, OR, 97148, USA

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	1028	1.0	1028		43450
4 Concrete block	1014 Bsmt		0		14510
	0 Crawl		----		0
<b>TOTAL BASE</b>					<b>57960</b>
<b>Row Type Adjustment</b>					<b>1.00%</b>
<b>SUB-TOTAL</b>					<b>57960</b>
0 Interior Finish					0
0 Ext Lvg Units					0
0 Basement Finish					0
Fireplace(s)					0
Heating					0
Air Condition					0
Frame/Siding/Roof					3700
Plumbing Fixt: 3					1350
<b>SUB-TOTAL ONE UNIT</b>					<b>63020</b>
<b>SUB-TOTAL 0 UNITS</b>					<b>63020</b>
<b>Exterior Features</b>					
Description	Value	Garages			
0 Integral					0
0 Att Garage					0
0 Att Carports					0
0 Bsmt Garage					0
Ext Features					0
<b>SUB-TOTAL</b>					<b>63020</b>
<b>Quality Class/Grade</b>					<b>3</b>
<b>GRADE ADJUSTED VALUE</b>					<b>81930</b>

**SPECIAL FEATURES**

Description Value

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Sty Hgt	Const Type	Const Grade	Year Const	EFF Year	Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	Comp	Value
D DWELL	1.00						1920	1965	AV	0.00	Y	2042	81930	26	0	194	100	117620
01 EFF	0.00						1955	1955	AV	0.00	Y	60	866	0	SV	151	100	1280

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

20 01/01/1995

Neigh 15831 AV

TOTAL IMPROVEMENT VALUE

116900