



**STAFF REPORT  
FOR THE HISTORIC REVIEW BOARD**

**FILE NUMBER:** DR-10-12

**HEARING DATE:** June 21, 2011

**REQUEST:** New Home Construction


**APPROVAL**

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

**STAFF REPORT**

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

---

Planning Director's Initials 

---

**EXECUTIVE SUMMARY**

The applicant is proposing to construct a new home at 1689 6<sup>th</sup> Avenue. The project is subject to the criteria in CDC Chapter 25, Historic District. The subject property is located on 6<sup>th</sup> Avenue near the intersection of 6<sup>th</sup> Avenue and 14<sup>th</sup> Street. It is in the City's Willamette Neighborhood and the local Willamette Historic District. It is also in the National Register listed Willamette Falls Neighborhood Historic District. The lot was platted as part of the Willamette Falls plat in 1893. It is one of several vacant lots remaining in the historic district. According to the Clackamas County Assessor's Office the adjacent houses were built in 1912 and 1918. At some point, the house to the east, 1697 6<sup>th</sup> Avenue and this lot were joined as a single tax lot. In the 1960s, an addition was added to 1697 6<sup>th</sup> Avenue that extended into the adjacent lot. This addition was demolished in 2010, following Clackamas County Historic Review Board review, and the owners restored the west façade to its historic appearance. In 2010, the tax lot along the property line was reestablished.

The applicant is proposing a 1 ½ story residence and garage with Craftsman style elements. The residence is 1,456 square feet, with wood siding and windows.

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

# TABLE OF CONTENTS

## STAFF ANALYSIS AND RECOMMENDATION

EXECUTIVE SUMMARY .....	1
GENERAL INFORMATION.....	3
BACKGROUND.....	4
ANALYSIS.....	6
RECOMMENDATION.....	6

## ADDENDUM

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS.....	8
--	---

## EXHIBITS

HRB-1 AFFIDAVIT OF NOTICE .....	15
HRB-2 NOTICE MAILING PACKET.....	16
HRB-3 APPLICANT SUBMITTAL 5/5/11.....	20
HRB-4 EXCERPT FROM APPLICANT'S 4/22/11 SUBMITTAL.....	42
HRB-5 CLACKAMAS COUNTY ASSESSOR DATA CARDS.....	43
HRB-6 CORRESPONDENCE.....	45

## GENERAL INFORMATION

**APPLICANT/  
OWNER:** Brian McMillen, 15151 SE Frye, Happy Valley, OR 97086

**SITE LOCATION:** 1689 6<sup>th</sup> Avenue

**LEGAL  
DESCRIPTION:** Clackamas County Assessor's Map 31E-02BC, Tax Lot 900

**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 on April 22, 2011. 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 June 6, 2011 and the application has been posted on the City's website. Therefore, notice requirements have been satisfied.

## BACKGROUND

As previously noted, the property is located in the Willamette neighborhood at 1689 6<sup>th</sup> Avenue, near the intersection of 6<sup>th</sup> Avenue and 14<sup>th</sup> Street. It is in the local Willamette Historic District and the National Register Willamette Falls Historic District.



Site Conditions. The lot is currently vacant. It is generally flat and the rear of the lot has a tree and several bushes. The adjacent properties are contributing structures in the National Register listed Willamette Falls Neighborhood Historic District. The Sanborn maps do not show a structure on this property.



*View of lot, facing south*



Project Description. The applicant proposes a 1,456 square foot residence and a 240 square foot garage on the subject lot. The proposed structure would have an asphalt composition shingle roof with a 10:12 pitch and a 5:12 pitch on the front shed roof dormer. (see HRB-3, drawing D1, on page 37). The applicant proposes siding for the first floor and cedar shingles for the second floor. The windows are generally 1/1 with some fixed and casement style windows. A multi-light door is proposed for the front door and French doors are proposed for the rear entry. The 240 square foot garage is proposed to be located on the east side of the rear yard and the entry faces the alley (see HRB-3, site plan, on page 36). The garage door will have four fixed lights across roughly the top fourth of the door (see HRB-3, drawing S1, on page 40). A man door is proposed for the side façade facing the rear yard. It will have a single fixed light.

Surrounding Land Use. The parcel is surrounded by single-family homes zoned R-5. The two adjacent properties are contributing residences in the historic district

DIRECTION FROM SITE	LAND USE	ZONING
North	Single-family residential	R-5
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**

CDC Chapter 25, Historic District, applies to this property. Specifically, the criteria in Sections 25.060, 25.070, and 25.080 are applicable. In staff's opinion, the proposed new construction is generally in character and compatible with other residences in the Willamette Historic District and the Willamette Falls Neighborhood Historic District.

The few concerns staff has regarding the proposed project are addressed in the recommended conditions of approval. They include the front yard setback, windows, entryways, siding, foundation, and garage.

For the front yard setback, the code requires that the setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of porches and equal to the average of the front setbacks of adjacent homes. The applicant has not provided documentation on the setbacks of the adjacent homes and when staff measured the setbacks of the homes using the City's GIS data, which is typically accurate to within a few feet, the porches appeared to be setback 15', but staff was unable to determine the setback to the dominant vertical face without accessing the lots. To address compliance, staff is requesting that prior to the issuance of a building permit the applicant demonstrate that the setback for the proposed house is the average of the adjacent homes (see Finding #2 and recommended Condition of Approval #3).

The recommended conditions also address specific features required by code that are not specified on the applicant's submittal (see Findings 4-9). The conditions call for windows to be wood and either simple 1/1 windows or have multiple simulated or true divided lights (see Condition of Approval #5). A similar condition is recommended for the doors (see Condition of Approval #6). It recommends that the doors to have a single light window or multiple lights that are simulated or true divided lights. Additionally, the basement windows that will be in window wells are not specified. Condition of Approval #8 recommends them to be the same material as the other windows on the residence.

In terms of the siding, the applicant specifies that the siding will be wood, which complies with the code. However, the cut sheet for the siding is for shiplap siding. This type of siding is more commonly found on Queen Anne or vernacular style structures rather than buildings with a Craftsman influence. Condition of Approval #8 recommends a more appropriate bevel lap siding. This type of siding is also required on the garage (see Condition of Approval #9).

## **RECOMMENDATION**

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

1. Site plan. With the exception of modifications required by these conditions, the project shall conform to the site plan labeled 1689 6<sup>th</sup> Avenue, dated 4/21/2011. The square footage of the house shall be limited to 1,456 square feet.
2. Elevations and footprint. With the exception of modifications required by these conditions, the project shall conform to the drawings labeled D1-D3, dated 4/22/2011.
3. Front yard setback. Prior to the issuance of a building permit the applicant shall demonstrate that the front setback is the average of the adjacent homes as required by Section 25.070 B(1)(a).
4. Lighting. The lighting shall be located on the front porch.
5. Windows.
  - a. The windows shall be wood and 1/1 light or with multiple simulated or true divided lights. The second floor windows on the side facades shall either be:
    - i. 1/1 light or another pattern of simulated or true divided lights; or
    - ii. Casement windows with multiple simulated or divided lights.
  - b. The windows shall not have internal grilles.
6. Entryways. The entryways shall either have a door with a single light or a door with multiple simulated or true divided lights.
7. Siding and exterior finish. The siding shall be horizontal bevel lap wood siding on the first floor and wood shingles on the second floor.
8. Foundation and basements. The windows in the wells shall be wood windows.
9. Garage.
  - a. With the exception of modifications required by these conditions, the garage shall conform to the drawings labeled S1-S2, dated 3/13/2011.
  - b. The garage shall have wood siding that is the same material as the siding on the house.

**Notes to applicant.**

- Expiration of Approval. This approval shall expire three years from the effective date of this decision.
- Additional Permits Required. Your project may require the following additional permits:
  - Public improvement permit: contact Pat in Engineering at (503) 723-5501 or [prich@westlinnoregon.gov](mailto:prich@westlinnoregon.gov)
  - Public works permit: contact Pat in Engineering at (503) 723-5501 or [prich@westlinnoregon.gov](mailto:prich@westlinnoregon.gov)
  - On-Site Utilities: contact the Building Division at (503) 656-4211, [jnomie@westlinnoregon.gov](mailto:jnomie@westlinnoregon.gov), or [srivera@westlinnoregon.gov](mailto:srivera@westlinnoregon.gov). (Electrical permits are through Clackamas County, not the City of West Linn.)
  - Building permit, the final permit after others are completed and conditions of approval are fulfilled. Contact the Building Division at (503) 656-4211, [jnomie@westlinnoregon.gov](mailto:jnomie@westlinnoregon.gov), or [srivera@westlinnoregon.gov](mailto:srivera@westlinnoregon.gov).
  - Final inspection, for occupancy: Call the Building Division's Inspection Line at (503) 722-5509.



# APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR 10-12

## 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. Staff finds that the proposed residence is compatible with the adjacent structure's exterior design, arrangement, proportion, detail, scale, color, texture, and materials. 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 applicant is proposing a setback of 20' to the porch and 28.5' to the dominant vertical face of the house. The applicant has not demonstrated that the proposed setback is the average of the adjacent properties. Per the City's GIS, which is typically accurate to within a few feet, these setbacks appear to be approximately 15' to the porch. Therefore, as a condition of approval, staff is requesting that prior to the issuance of a building permit the applicant demonstrate that the proposed setback is the average of the adjacent properties. For the side yard, 5' is required and on the east elevation the applicant is proposing a setback of 14.5' to the side elevation, and 13' to the pop-out required by 25.070 E below. On the west façade, the applicant is proposing a setback of 6.5' to the side elevation and 5' to the required pop out. The proposed rear yard setback is 27' to the rear porch. The house is oriented to 6<sup>th</sup> Avenue. Per the site plan, the lot coverage is 38%, which is less than the 50% maximum.

The criteria are met upon the fulfillment of Condition of Approval #3.

- 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 would be accessed from the alley. The applicant is proposing a 6:12 roof pitch, which is less than that of the house. The garage has a 1' side yard setback and a 3' rear yard setback. The applicant has not specified the siding material. Condition of Approval #9

requires the material to match the siding on the house, consistent with Subsection 1(b) above. The criterion is met upon the fulfillment of that Condition of Approval.

- 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 structure is 26' tall from the top of the foundation to the dominant ridgeline. The plans show that 1.5' of the foundation would be exposed. This totals 27.5', which complies with the requirement above. Chapter 2 of the CDC measures building height from grade five feet out from the exterior wall at the front of the house. The proposed house appears to be similar in height to the adjacent properties, and it is likely shorter than 1677 6<sup>th</sup> Avenue. The predominant roof ridgeline does not extend perpendicular to the front property line, rather it extends horizontally, which is consistent with the properties on either side of it. Criteria 3-5 do not apply. The applicable 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 majority of the structure is 29' in width. Its widest point is 32'. It is located on an interior lot and the rear elevation considers the scale and aesthetic of the main façade by

continuing the rhythm and pattern of the doors and windows. The roof and window designs do not have a horizontal orientation. The sidewalls each have a single 18" pop out. The pop outs do not intrude into the setback area. 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 application includes cut sheets of two types of lighting fixtures with their submittal that are visually compatible with the scale and traditional architectural character of the proposed house (see HRB 3, page 34-35). The criterion is 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. 7:** The applicant proposes 1/1 light windows on the front and rear elevations. The front elevation has two sets of paired 1/1 light windows on the first floor and a single 1/1 light window in the second floor shed dormer. The rear elevation has a set of paired 1/1 light windows. The cut sheet submitted is for a Prairie style 9 light window. If this is chosen, it would be compatible if it had simulated or true divided lights rather than the internal grilles. The side elevations have a single casement window. Paired 1/1 light windows would be more compatible with the generally Craftsman architectural features of the structure. A previous version of the plans, also dated 4/22/11 (see Exhibit HRB-4) showed each window with 8 lights, which would also be more appropriate, provided that they were simulated or true divided lights. Casement windows with multiple simulated or true divided lights would also be appropriate. Four windows on the west elevation and two windows on the east elevation are shown as single light windows. A previous version of the plans showed these with 4 lights, which would also be appropriate. The criteria are met upon the fulfillment of Condition of Approval #5, which requires the front and rear windows to be 1/1 or to have simulated or divided lights and any casement windows to have simulated or divided lights.

- 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. 8:** The plans show that the applicant is proposing a 1 light entry door. The applicant submitted a cut sheet for a 9 light entry door. A multiple light entry door is common in the neighborhood. For the rear entry, the plans show paired single light doors. The 4/22/11 version of the plans showed French doors. The French doors are appropriate for the site. The criteria are met upon the fulfillment of Condition of Approval #6 which requires either a door with a single light or a door with simulated or true divided lights.

- 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. 9:** Sheet D 1 in Exhibit HRB-3 calls for 6" reveal lap siding. A cut sheet was submitted for wood shiplap siding. Lap siding is appropriate for the area, however shiplap or channel siding is typically on Queen Anne style residences rather than on houses that have a Craftsman influence. Condition of Approval #7 requires bevel lap siding for the house.

The applicant is proposing shingles on the second floor of the residence. This is appropriate and is in conjunction with horizontal wood siding.

The applicant is proposing a color scheme with four colors: Renwick Olive, Downing Sand, Rookwood Dark Green, and Rookwood Amber.

The criteria are met upon the fulfillment of Condition of Approval #7.

- 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. 10:** The applicant is proposing a roof with a 10:12 pitch and a 5:12 pitch on the front shed roof dormer. The proposed roofing material is asphalt composition shingles. The shingles will not have an alternating or checkerboard shingle pattern. 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. 11:** The applicant is proposing a 1,456 square foot house. There are two adjacent properties, 1697 and 1677 6<sup>th</sup> Avenue. 1697 6<sup>th</sup> Avenue is 1,286 square feet and 1677 6<sup>th</sup> Avenue is 1,044 square feet. The maximum square footage permitted is 1,456 square feet per the following formula:  $[(1,286 + 1,044 = 2330)/2]*1.25 = 1,456.25$ . 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. 12:** The applicant is proposing 1.5' of the foundation will be exposed. Window wells are shown on the east and west sides of the house per the floor plans, but are not shown on the elevations. Condition of Approval #8 provides for the material of the windows in the wells to match the material of the windows elsewhere on the house.

**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.*

**FINDING NO. 13:** The proposed new construction is generally in character and compatible with other residences in the Willamette Historic District and the Willamette Falls Neighborhood Historic District.

**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-10-12 Applicant's Name Brian McMillen  
Development Name HIST. DIST New Home at 1689 6<sup>th</sup> Ave  
Scheduled Meeting/ Decision Date \_\_\_\_\_

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) 6/6/11 (signed) S. Shroyer
- B. Affected property owners (date) 6/6/11 (signed) S. Shroyer
- C. School District/Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) 6/6/11 (signed) S. Shroyer  
*ad*

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.  
Date: 6/6/11 (signed) S. Shroyer

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

(date) 6/10/11 (signed) S. Shroyer

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-10-12 SITE ADDRESS: 1189 6th Ave.

PROJECT MANAGER: Sara Javoronok DATE: 5/24/11

MAILING DEADLINE DATE - (14) day or 20-day (circle one): 6/6/11

PUBLISH IN LOCAL PAPER (10 days prior): Yes \_\_\_\_\_ No X

SEND TO (check where applicable):

Applicant: Name: Brian McMillen Applicant Address: 15151 SE Frye, Happy Valley, OR 97086

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) <u>Willamette + all</u>	

Consultant:

Other(s): Kirsten Van Loon  
Emerio Design  
4107 SW Murray Blvd., Ste. 147  
Beaverton, OR 97008

Other(s): Barbara Riggs  
10709 NE 272nd St.  
Battle Ground, WA 98604

Other(s): property owners w/in  
100 feet of site address

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

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

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



**CITY OF WEST LINN HISTORIC REVIEW BOARD**  
**PUBLIC HEARING NOTICE**  
**FILE NO. DR-10-12**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on Tuesday, June 21, 2011, at 7:00 p.m. in the Council Chambers of City Hall at 22500 Salamo Road, West Linn regarding an application for the construction of a new home at 1689 6<sup>th</sup> Avenue (Tax Lot 900 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 (CDC). Approval or disapproval of the request by the HRB will be based solely upon these criteria. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

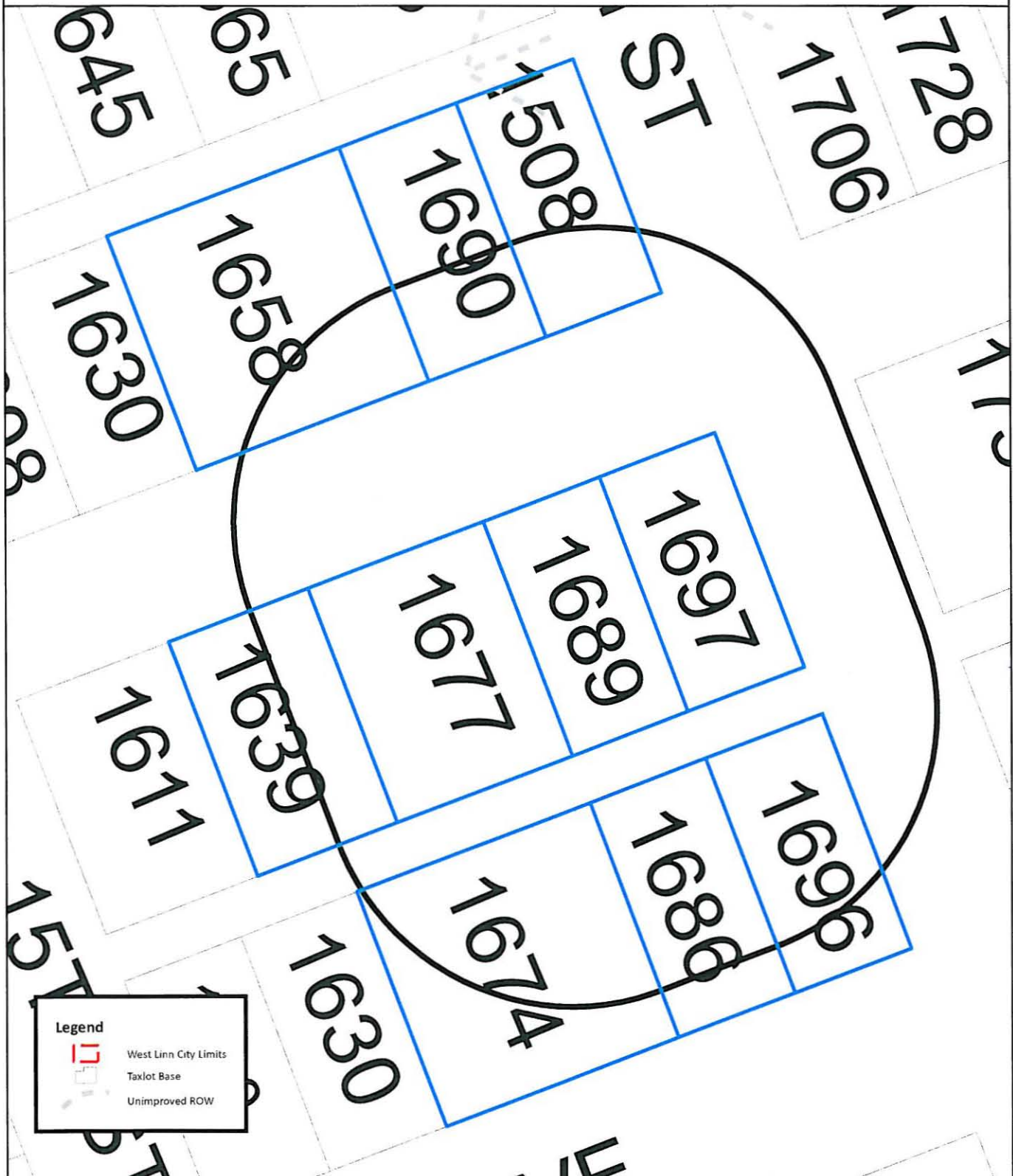
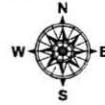
All documents and applicable criteria for DR-10-12 are available for inspection at no cost at the Planning Department at City Hall and also via the City's web site at <http://westlinnoregon.gov/planning/1689-6th-avenue-design-review-new-home-construction-historic-district>, or copies can be obtained 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 CDC. 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

1689 6th Ave.



**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: May 27, 2011

DR-10-12 PUBLIC NOTICE MAILING LIST

MAILED 6/6/2011

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

BUTLER KELLY R & STEPHANIE A  
1508 14TH ST  
WEST LINN, OR 97068

BEATTY JAMES W & PAULINE  
1690 6TH AVE  
WEST LINN, OR 97068

CONVERGENT PACIFIC LLC  
8975 SW CENTER ST  
TIGARD, OR 97223

SAMPSON MICHAEL J & BETHANY  
1697 6TH AVE  
WEST LINN, OR 97068

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

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

CLARK RICHARD J TRSTE  
1674 5TH AVE  
WEST LINN, OR 97068

NELSON GEORGE & BETTY J  
1686 5TH AVE  
WEST LINN, OR 97068

JOHNSON SCOTT A & MICHELLE J  
1696 5TH AVE  
WEST LINN, OR 97068

BRIAN MCMILLEN  
15151 SE FRYE  
HAPPY VALLEY, OR 97086

KIRSTEN VAN LOO  
EMERIO DESIGN  
6107 SW MURRAY BLVD., STE 147  
BEAVERTON, OR 97008

BARBARA RIGGS  
10709 NE 272<sup>ND</sup> ST  
BATTLE GROUND, WA 98604

*W.L. Chamber*

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

STAFF COMPLETION:	
PROJECT NO.	DR-10-12
STAFF CONTACT	SARA
NON-REFUNDABLE FEE(S)	1250-
REFUNDABLE DEPOSIT(S)	—
TOTAL FEE	1250-

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"/> Willamette 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 <b>1689 6th Ave</b> <i>Lot adjacent to 1697 6th Ave</i>	Assessor's Map No.
	Tax Lot <b>31E02BC00900</b>
	Total Land Area

Brief Description of Proposal <b>New Home Construction</b>
---

Owner Name & Address <b>Brian McMillen</b> <b>1515 SE Frye Happy Valley 97086</b>	<input checked="" type="checkbox"/> Check if this is the applicant.	Phone <b>503 927 6787</b>
		Email <b>bmas@me.com</b>

Consultant Name & Address <b>N/A</b>	<input type="checkbox"/> Check if this is the applicant.	Phone
		Email

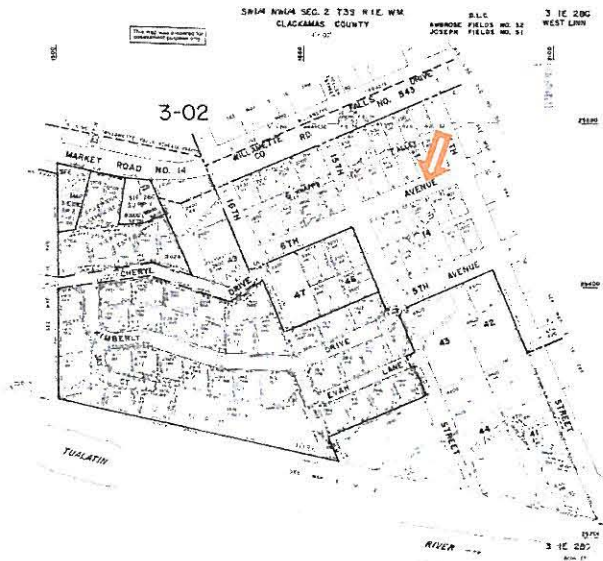
- All application fees are non-refundable (excluding deposit).
  - The owner/applicant or their representative should be present at all public hearings.
  - A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
  - Three (3) complete hard-copy 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

**RECEIVED**  
MAY - 5 2011  
PLANNING & BUILDING  
CITY OF WEST LINN  
INT. TIME

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 <i>Brian McMillen</i>	Date <b>11/12/10</b>
Owner's signature <i>Brian McMillen</i>	Date <b>11/12/10</b>





**Chapter 25  
OVERLAY ZONES – HISTORIC DISTRICT**

**25.010 PURPOSE**

The intent and purpose of this overlay district is to implement the goals and policies of the Comprehensive Plan for the Historic District, and promote the public health, safety, and general welfare by safeguarding the City's heritage as embodied and reflected in its historic resources. The provisions of this section are intended to:

- A. Provide for the identification, protection, enhancement, and use of sites, structures, corridors, objects, and buildings within the City that reflect special elements of the City's architectural, archeological, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage. In addition to the Willamette District, this code section also contemplates creation of new districts as appropriate;
- B. Facilitate restoration and upkeep of historic buildings, structures or other physical objects or geographical areas;
- C. Encourage public knowledge, understanding and appreciation of the City's history and culture;
- D. Foster community and neighborhood pride and sense of identity based on recognition and use of cultural resources;
- E. Promote the enjoyment and use of historic and cultural resources appropriate for the education and recreation of the people of the City;
- F. Preserve diverse architectural styles reflecting phases of the City's history, and encourage complimentary design and construct impacting cultural resources;
- G. Enhance property values and increase economic and financial benefits to the City and its inhabitants;
- H. Identify and resolve conflicts between the preservation of cultural resources and alternative land uses;
- I. Integrate the management of cultural resources and relevant data into public and private land management and development processes; and
- J. Encourage the adoption and use of the Secretary of Interior's Standards for Historic Preservation. (Ord. 1594 § 1 (Exh. A), 2010)

**Response:** The proposed new home on a single existing lot of record meets the standard because – It is designed in a classic craftsman bungalow style that is consistent with the Historic District.

**25.015 APPLICABILITY**

The provisions of this chapter shall apply to all properties and structures within the Willamette Historic District boundary as depicted on the map referenced in CDC 25.030. The single-family residential design standards that apply to homes elsewhere in West Linn shall not apply to homes within the historic district. The standards of this chapter shall supersede any conflicting standards appearing in CDC 26.060. (Ord. 1538, 2006; Ord. 1594 § 1 (Exh. A), 2010)

**25.020 PERMITTED USES**

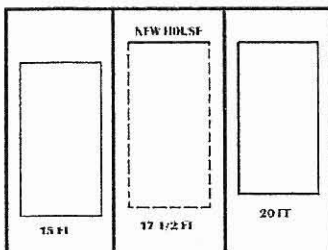
- A. The residentially zoned portion of the Willamette Historic District, and other historic districts established under CDC 25.050, shall permit only single-family detached residential uses. Home occupations shall be processed pursuant to Chapter 37 CDC.

**Response:** The proposed new home on a single existing lot of record meets the standard because – A single family dwelling on a lot of record is an allowed use on the site.

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

- A. For new home construction, remodels and single-family structures in the Willamette Historic District (and landmark structures as appropriate), the Historic Review Board shall use the following design standards in reaching a decision.

- 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.*

**Response:** The proposed new home on a single existing lot of record meets the standard because – It is sited with a 20' front yard setback.

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.*

**Response:** The proposed new home on a single existing lot of record meets the standard because – The house has a minimum 5' side yard setback on both sides.

~~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 setbacks 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.*

**Response:** The proposed new home on a single existing lot of record meets the standard because – The house has a minimum 20' rear yard setback.

~~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.*

**Response:** The proposed new home on a single existing lot of record meets the standard because – The total lot coverage for both the new house and the single car detached garage is less than 2500 sq ft (50% of the 5000 sq ft lot).

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.*
- 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.*

**Response:** The proposed new home on a single existing lot of record meets the standard because – The proposed single car garage is accessed from the alley and matches the house with materials and construction style. The garage is setback 3' from the alley ROW.

2. *Standards, parking.*

- a. *No residential lot shall be converted solely to parking use.*
- b. *All vehicle access and storage (i.e., boats, camper shells, trails, recreational vehicles, etc.) shall be stored or parked in the rear of the property as opposed to the front or side yards.*

d. No front yard curb cut shall be established unless it is determined by the City Engineer that all reasonable access alternatives have been exhausted.

**Response:** The proposed new home on a single existing lot of record meets the standard because – No front yard curb cut is proposed.

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.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The total height of the house is less than 28' to the roof ridge line (see elevation drawing).

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.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The new dwelling has a dominant ridge line similar to the houses adjacent on both sides.

~~3. Cupolas and towers are not excluded from the aforementioned height limitation.~~

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.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The house is less than 35' wide.

~~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.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The new dwelling has a dominant ridge line similar to the houses adjacent on both sides.

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.

**Response:** The proposed new home on a single existing lot of record meets the standard because – There is one large pop-out on each side of the new dwelling in compliance with this standard.

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. .... Windows in new construction and additions shall be compatible with the massing, size, scale, and architectural features of the structure. Wood windows are preferred.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The windows are designed with craftsman style features (see cut-sheet).

~~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.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The proposed window trim detail exceeds the above standard (see window detail).

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.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The new dwelling is designed with a covered front porch (typical in craftsman homes).

2. All main entrances should face the avenues.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The new dwelling is oriented with the front door facing the public street.

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.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The proposed front door is craftsman style with windows (see cut-sheet).

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.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The new dwelling is designed with horizontal siding and accent shingles. See proposed color selections.

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.
3. Alternating or checkerboard shingles are not permitted.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The new dwelling is designed with the specified minimum roof pitch and composition shingle roofing finish.

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).*

**Response: The proposed new home on a single existing lot of record meets the standard because – Is a maximum of 125% of the mass of the 2 adjacent homes (basement is not calculated in this figure).**

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.*

**Response: The proposed new home on a single existing lot of record meets the standard because – The new dwelling has the required exposed concrete foundation wall.**

O. *Sidewalks. Many of the original sidewalks had the contractor's name and date stamp or street names on them.*

**Response: The proposed new home on a single existing lot of record meets the standard because – The new sidewalk will be finished with the contractors name and date.**

#### **25.140 APPLICATION AND SUBMITTAL REQUIREMENTS**

*Standard requirements: All applications for alteration, relocation, development, or demolition made pursuant to this section shall include:*

A. *A pre-application conference with the Planning Director is required prior to formal submittal. The Director shall determine the appropriateness of the proposal and the completeness of the materials to be submitted. The Director may consult with members of the Historic Review Board in this process.*

**Response: The proposed new home on a single existing lot of record meets the standard because – A pre-application conference was held in November 2010.**

B. *The application is made with appropriate fees being paid. The applicant shall submit a written narrative explaining the proposal and how it meets the approval criteria. In cases involving construction, the applicant shall provide scaled site plans, elevations of the structure, and construction plans. A list of materials and proposed colors is required. Material boards/ color samples may be needed. Photography may be used in certain cases. The exact requirements shall be explained by staff.*

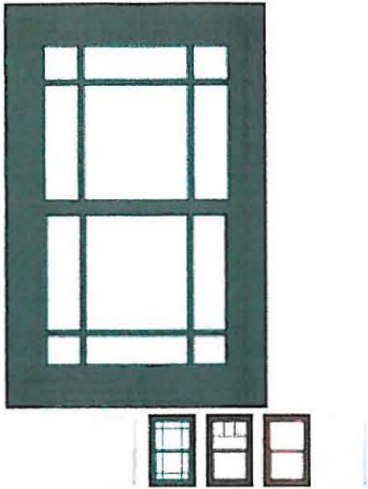
**Response: The proposed new home on a single existing lot of record meets the standard because – The attached application documents provide all necessary information to review and approve this request.**

C. *The hearing, public notice, appeal, and enforcement provisions of Chapter 29 CDC shall apply. (Ord. 1474, 2001; Ord. 1594 § 1 (Exh. A), 2010)*



Windows

## Siteline Ex Wood



- **Siteline EX Double-Hung Window**

- Color Options: 21 clad exterior colors, 10 wood interior finishes
- Wood Options: pine exterior and pine, alder, douglas fir interior
- Glass Options: energy efficient, protective, textured, tinted
- Maintenance Level: moderate
- Project Type: new construction and replacement
- ENERGY STAR® Qualified Options
- Some Configurations Eligible for Tax Credit: check with your dealer and tax professional to ensure eligibility
- Eco-Friendly Aspects: sustainable products with SFI® certified pine option, reduced VOCs with AuraLast The Worry-Free Wood®
- Warranty: limited 20-years

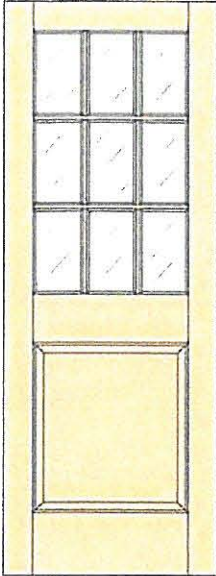
Available Features:



Price Range: \$\$

[View Details](#) [Find a Store](#)

Vintage Homes NW – West Linn



Rogue Valley Fir 4982 Flat Panel or Raised Panel Bottom – Clear Insulated Glass



Simpson Fir 7226 Flat or Raised Panel Bottom – Clear Insulated Glass



*Responsible Harvesting, Milling and Manufacturing • Lazy S Lumber • Columbia Cedar*

[STK Rusticated Bevel Siding](#)

[STK Plain Bevel Siding](#)

[STK Channel Rustic Siding](#)

[T & O S1S2E STK Decking](#)

[T & O S1S2E STK Paving](#)

[S1S Architectural/Kitchen Decking](#)

[S1S2E STK Boards](#)

[S1S2E #2 & Better Fence Boards](#)

[Cedar Clad Panels](#)

[Economic Blue 7 & Boards](#)

[Show Detailed List](#)



**STK Channel Rustic Siding**

Normal	Thickness
1 X 6"	11/16"
1 X 8"	11/16"
1 X 10"	11/16"

**STK Pattern 105 Rustic Siding**

Normal	Thickness
1 X 6"	11/16"
1 X 8"	11/16"
1 X 10"	11/16"

*Pattern 105 has no "V" notch, and a rounded sweep to the channel*

*See Free Downloads for a detail of its profile*



© 2010 Lazy S Lumber

Call Today 360-581-4350  
Cedar Shingle Panels, Cedar Siding,  
Shingles and more.

HOME PRODUCTS ABOUT US GREEN CHOICE WHY PREMIER HOME PRODUCTS ABOUT US GREEN CHOICE WHY PREMIER CONTACT US



## THE PREMIER PANEL

### Features & Benefits

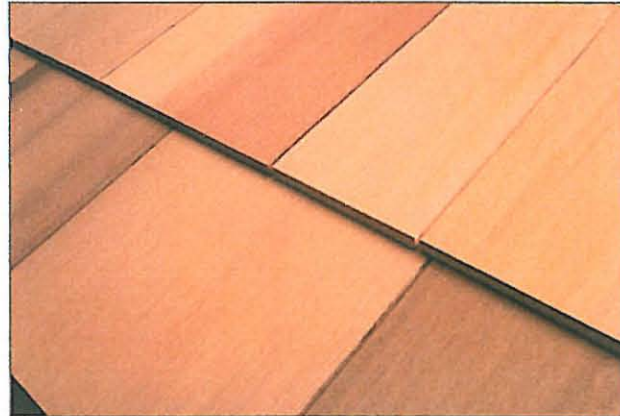
The Premier Panel™ includes a factory installed rain screen system. The following article contains invaluable information about the importance of a furred system.

#### The mother of all weather-barrier systems: The Vented Rain Screen

by Paul R. Fiset, Director  
Building Materials and Wood  
Technology  
University of Massachusetts, Amherst



The Premier Panel™ is a major breakthrough in shingle panel design and technology. The Premier Panel™ features an advanced two-ply "Cedar on Cedar" shingle panel design with a factory installed rain screen system.



**100% Real Wood – 100% Real Cedar. There is no substitute!**

#### Real Wood® Backer-board

The Premier Panel™ features a solid, naturally durable, Western Red Cedar backer-board in lieu of a plywood sheathing backer-board.

#### Two-Ply "Cedar on Cedar" Design

The Premier Panel™ is a true two-ply "Cedar on Cedar" design providing the optimum in weather protection and durability. There is no substitute for Western Red Cedar Shingles on a solid, naturally durable, Western Red Cedar backer-board.

#### 100% Vertical Grain – 100% Clear – 100% Heartwood

Premier uses 100% Vertical Grain, 100% Clear and 100% Heartwood Western Red Cedar shingles in their panel system. Testing and practical experience show that these shingles move less, cup less and retain finishes better than flat grain shingles.

#### Thick Butt Western Red Cedar Shingles

Premier manufactures its Western Red Cedar shingles to industry standards featuring a "thick butt" shingle for added longevity and style. Premier's rebuted and rejointed (R&Rs) shingles provide clean, crisp, distinctive shadow lines for optimum architectural appeal.

#### Band Sawn Textured Shingle Faces

Premier's vertical grain shingles have a textured band sawn "A" face, which absorb stains, paints and other finishes more readily and evenly compared to other milled surfaces. Real Cedar Key-Ways (Real Reasons)

Shingle Products  
Lumber Products  
Specialty Products  
Premier Panel

UPDATED TECHNICAL  
BULLETINS

The Premier Panel™  
Brochure

Premier's REAL GREEN®  
BROCHURE

Technical Bulletin 101  
Features and Benefits of the  
Premier Panel™.

Technical Bulletin 102  
Proper Fasteners for Western  
Red Cedar.

Technical Bulletin 103  
A Guide To Finishing Western  
Red Cedar

Technical Bulletin 104  
Installation Instructions for the  
Premier Panel™.

Technical Bulletin 105  
Quick Reference; Premier  
Accessories Detail

Premier Forest Products is a proud  
manufacturer of Real Wood and Real  
Cedar products.







# CAMBRIDGE 30 AR

ARCHITECTURAL SHINGLES

Cambridge 30 AR combine beauty with contemporary strength. Manufactured in a larger size to offer more exposure and create a high definition "shake" look for your roof, these popular shingles are versatile and easy to maintain and come in a myriad of colors that can suit any home.

**Cambridge 30 AR Super White shingles are ENERGY STAR® qualified.**

IKO Cambridge Series: With its outstanding protection, strength and impressive architectural design, why choose anything else?

### Cambridge 30 AR

- Feature an algae resistant granule
- 5-Year IKO Iron Clad Protection\*
- Limited 30-Year Warranty\*
- Includes up to 70 mph (112 km/h) Limited Wind Warranty; upgrade to 110 mph (177 km/h)†

\*See Limited Warranty and shingle application instructions for complete information.



Cambridge 30 AR Super White shingles meet ENERGY STAR® requirements.



# CAMBRIDGE 30 AR

## ARCHITECTURAL SHINGLES



Dual Black



Dual Brown



Aged Redwood



National Blue\*\*



Charcoal Grey



Heatherwood



Earhtone Cedar



Harvard Slate



Weatherwood



Riviera Red



Dual Grey



Driftwood



Forest Green



Super White\*\*

Product Specifications	Length	Width	Exposure	Coverage Per Bundle	Standards <sup>1</sup>	Limited Warranty <sup>1</sup>	Iron Clad Protection <sup>1</sup>	Limited Wind Warranty <sup>1</sup>	Upgraded Limited Wind Warranty <sup>1</sup>	Algae Resistant <sup>1</sup>
Cambridge 30 AR	40 7/8 in (1038 mm)	13 3/4 in (349 mm)	5 7/8 in (149 mm)	33.3 ft <sup>2</sup> (3.1 m <sup>2</sup> )	ASTM D3462 ASTM D3018 ASTM D3161 - Class F ASTM E108 - Class A ASTM D7158 - Class H CSA A123.5 CSA A123.51 CSA A123.52	<b>30</b> YEAR Limited 30-Year	5 Years	70 mph (112 kph)	110 mph (177 kph)	✓

Note: All values shown are approximate. <sup>1</sup>Product is designed and tested to comply with ASTM/CSA Standards at time of manufacture prior to packaging. <sup>2</sup>See Limited Warranty and shingle application instructions for complete information.



IKO has developed a superior multi-layered roofing system incorporating our industry-leading products. IKO's Pro 4 Roofing System is setting the standard in protecting your home. Along with one of IKO's quality shingles, your Pro 4 system includes at least 3 of these accessory products.



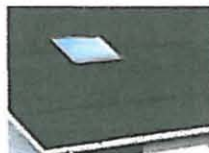
### Eave Protection

GoldShield, ArmourGard, or StormShield Ice & Water Protectors



### Roof Starters

Leading Edge Plus or Leading Edge Starter Strips



### Underlayment

Asphalt Saturated Felt\*, RoofGard-SB or RoofGard-Cool Grey Underlayments



### Ridge Cap Shingles

Marathon Ultra AR, Hip and Ridge, Hip & Ridge 12 Cap Shingles or Ultra HP High Profile Ridge Cap Shingles

Shingle Swatches shown are as accurate as modern printing processes allow. Shingle chips shown do not fully represent the entire color blend range of the shingles. To ensure complete satisfaction please make your final color selection from several full size shingles and view a sample of the product installed on a home. The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.

\*Product Availability may vary by region.

\*\*Blue granules may fade after extensive exposure to the sun's ultraviolet rays.

††Super White is ENERGY STAR® qualified.

Find out more about our products now by talking to an IKO Sales Representative, your professional roofing contractor or contact us directly at:

United States 1-888-IKO-ROOF  
or visit our web site at:  
[www.iko.com](http://www.iko.com)



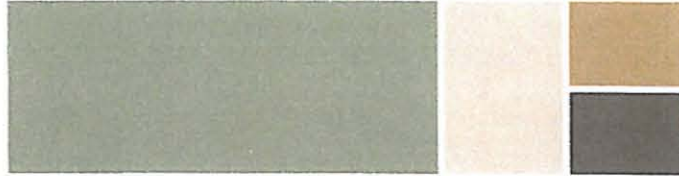
VISUALIZE YOUR INSPIRATION

Find just the right colors for your home with our easy-to-use online tool.

- **Accent**  
Pewter Tankard  
SW 0023
- **Accent 2**  
Polished Mahogany  
SW 0023

COLORS SHOWN

BTA



- **Body**  
Sheraton Sage  
SW 0014
- **Trim**  
Downing Sand  
SW 2822
- **Accent**  
Rookwood Antique Gold  
SW 2814
- **Accent 2**  
Fairfax Brown  
SW 2814

OTHER OPTIONS

BTA



- **Body**  
Renwick Olive  
SW 2815
- **Trim**  
Downing Sand  
SW 2822
- **Accent**  
Rookwood Dark Green  
SW 2816
- **Accent 2**  
Rookwood Amber  
SW 2816

*1st opt*  
↓



# Destination LIGHTING

WWW.DESTINATIONLIGHTING.COM

## Destination LIGHTING

NEW ARRIVALS | SPECIALS

HOME | ABOUT US | CONTACT US

Search ▶

### Product Detail

**The Destination Difference** | Huge inventory In-Stock & ready to ship  
**Free Shipping** on orders \$50.00 or more\*  
\*EXCLUDES ALASKA & HAWAII ORDERS

[ADD TO WISH LIST](#) | [SEND TO A FRIEND](#) | [PRINT THIS PAGE](#)

### 8-1/2-Inch Wide Outdoor Wall Light



**\$57.90**

**IN STOCK & IN OUR WAREHOUSE**

Quantity:

**FREE SHIPPING AVAILABLE**  
**SHIPS NEXT BUSINESS DAY**

[Add to Cart](#)

#### You will also need



Qty  [Add](#)  
**\$1.79 ea.**

#### More from this collection



**\$69.90 ea.** [View](#)

#### You may also like



**\$39.00 ea.** [View](#)



**\$93.00 ea.** [View](#)



**\$62.00 ea.** [View](#)



**\$59.00 ea.** [View](#)



**\$55.90 ea.** [View](#)



**\$55.00 ea.** [View](#)

(1 Rating)

[Write a Review](#) [Read 1 Review](#)

PRODUCT NUMBER: **212023**  
 MANUFACTURER: **Minka**  
 MODEL NUMBER: **8101-138**  
 COLLECTION: **Great Outdoors**  
 FINISH: **Hammered Bronze**  
 HEIGHT: **6 in.**  
 WIDTH: **8-1/2 in.**  
 WALL PROJECTION: **10-1/2 in.**

# Destination LIGHTING

WWW.DESTINATIONLIGHTING.COM

## Destination LIGHTING

Home > Lighting > Outdoor Lighting > Wall Lighting

18218/7900 | 11" H x 8" W

Search ▶

### Product Detail

**The Destination Difference** | Huge inventory In-Stock & ready to ship  
Free Shipping on orders \$50.00 or more\*  
\*EXCLUDES ALASKA & HAWAII ORDERS

[ADD TO WISH LIST](#) | [SEND TO A FRIEND](#) | [PRINT THIS PAGE](#)



### 11-Inch Outdoor Wall Light

One of our most popular wall lights, this 11-inch outdoor wall light is a classic design that will add a touch of elegance to your outdoor space.

**\$71.00**

**FREE SHIPPING AVAILABLE**

USUALLY SHIPS IN 7-10 BUSINESS DAYS

GET INFO NOW ▶ ACCUTRACKER®

Quantity:

[Add to Cart](#)

(0 Ratings)

[Write a Review](#)

This 11-inch outdoor wall light is a classic design that will add a touch of elegance to your outdoor space. It features a black finish and a warm orange glow from the lamp inside. The light is made of high-quality materials and is designed to last for many years. It is a great choice for those who want a classic and elegant outdoor lighting option.

The light is made of high-quality materials and is designed to last for many years. It is a great choice for those who want a classic and elegant outdoor lighting option. The light is made of high-quality materials and is designed to last for many years. It is a great choice for those who want a classic and elegant outdoor lighting option.

The light is made of high-quality materials and is designed to last for many years. It is a great choice for those who want a classic and elegant outdoor lighting option. The light is made of high-quality materials and is designed to last for many years. It is a great choice for those who want a classic and elegant outdoor lighting option.

#### You will also need



Qty  [Add](#)  
**\$0.95 ea.**

#### More from this collection



**\$47.00 ea.** [View](#)

**\$67.00 ea.** [View](#)

#### You may also like



**\$27.00 ea.** [View](#)

**\$69.00 ea.** [View](#)

**\$49.00 ea.** [View](#)

**\$79.00 ea.** [View](#)

**\$109.00 ea.** [View](#)

PRODUCT NUMBER: **249759**

MANUFACTURER: **11" H x 8" W**

MODEL NUMBER: **9225-34**

COLLECTION: **Lenora**

FINISH: **Black**

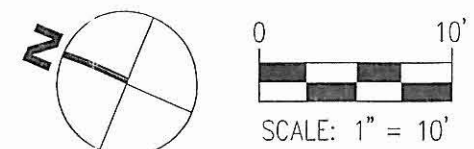
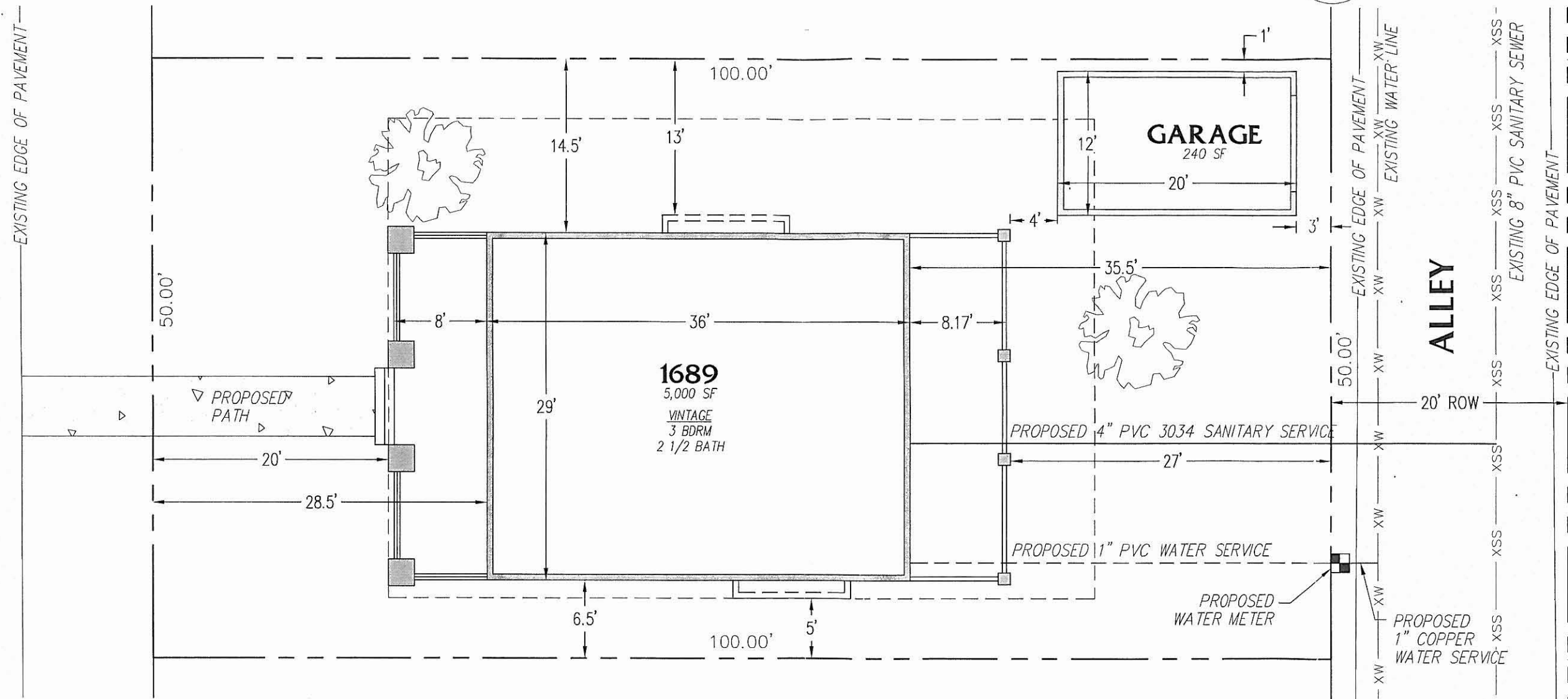
HEIGHT: **11 in.**

WIDTH: **8 in.**

WALL PROJECTION: **9-1/4 in.**



**6TH AVENUE**



**PROPERTY DATA:**

ZONE:	R5
SETBACKS (MINIMUM)	
FRONT	20'
SIDE	5'
REAR	20'
LOT AREA:	5,000 SF
ROOF AREA:	~ 2,001 SF
BUILDING COVERAGE:	38.0%

**NOTES:**

- ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE FIGURES.
- CONFIRM FINISH FLOOR HEIGHT w/ OWNER & BUILDING SECTION
- FOUNDATION AREA: 1,753 SF
- PATH AREA: 149 SF
- TOTAL IMPERVIOUS AREA: 1,902 SF

THIS DRAWING IS NOT BASED ON ANY SURVEY. THE BOUNDARY, UTILITIES AND OTHER TOPOGRAPHIC FEATURES SHOWN HEREON HAVE BEEN COMPILED FROM THE CLACKAMAS COUNTY SURVEY INFORMATION SYSTEM AND THE CITY OF WEST LINN INTERACTIVE MAPPING AVAILABLE ON THEIR WEBSITES. EMERIO DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY & COMPLETENESS OF THE DRAWING. ALL UTILITIES SHOULD BE FIELD VERIFIED.

**1689 6TH AVENUE**

**WEST LINN, OREGON 97068**

PROJECT NO. 143-005

REV. DATE: 04/21/2011

DRAWN BY: KMH

SHEET No. 1 of 1

**EMERIO**

*Design*

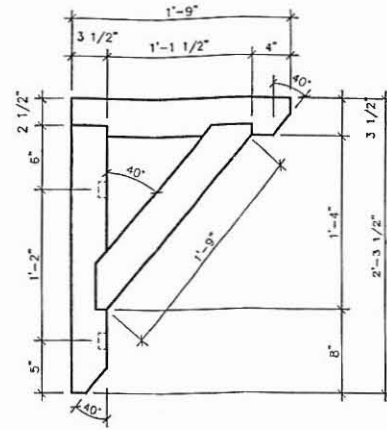
6107 SW MURRAY BLVD. SUITE 147  
 BEAVERTON, OREGON 97008  
 TEL: (503) 638-5225  
 FAX: (503) 638-9992  
 www.emeriodesign.com

CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

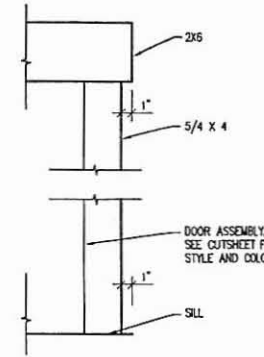




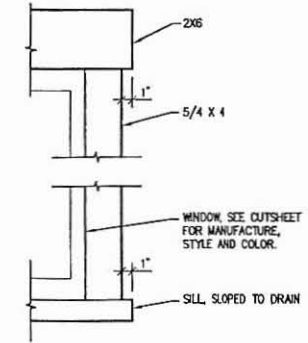




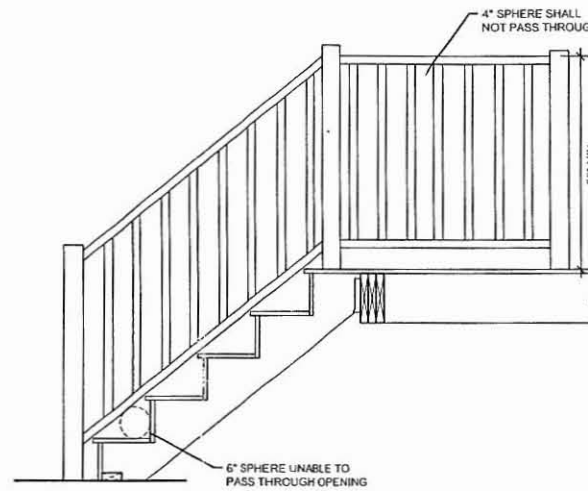
3 ROOF BRACKET  
D3 N.T.S.



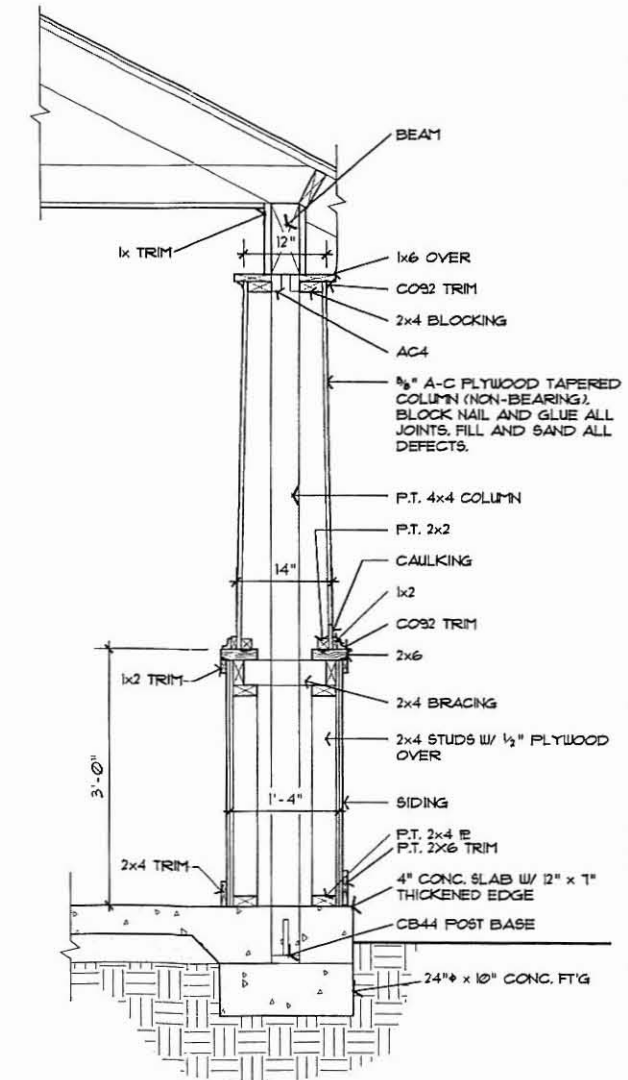
2 DOOR TRIM  
D3 N.T.S.



1 WINDOW TRIM  
D3 N.T.S.



4 GUARD RAIL  
D3 N.T.S.



5 PORCH COLUMN  
D3 N.T.S.

**EMERIO**  
*Design*  
8107 SW MURRAY BLVD. SUITE 147  
BEAVERTON, OREGON 97008  
PH: (503) 513-8328  
FAX: (503) 636-8862

COPYRIGHT 2010

WEST LINN

VINTAGE HOMES

DATE: \_\_\_\_\_

REVISIONS	DATE
SYN. A. SUBMIT FOR DESIGN REVIEW	04/22/11

D3

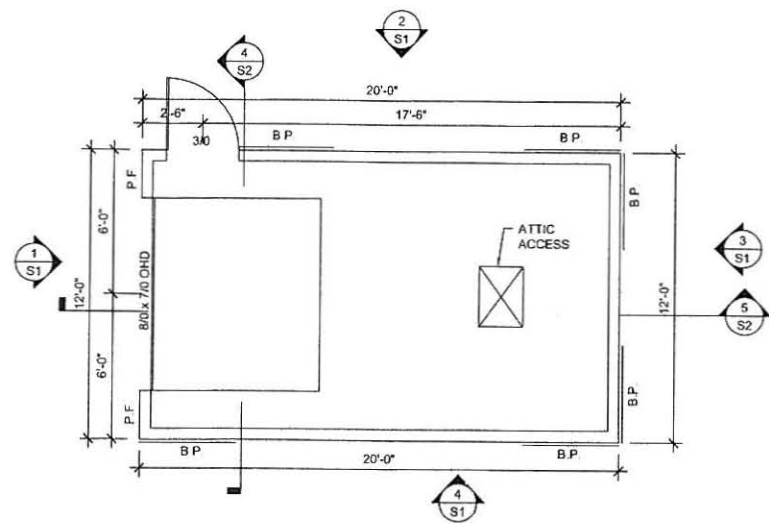




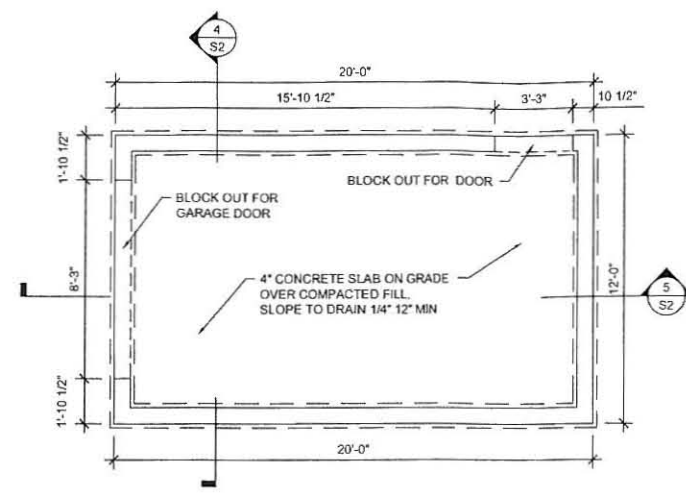


# NEW GARAGE

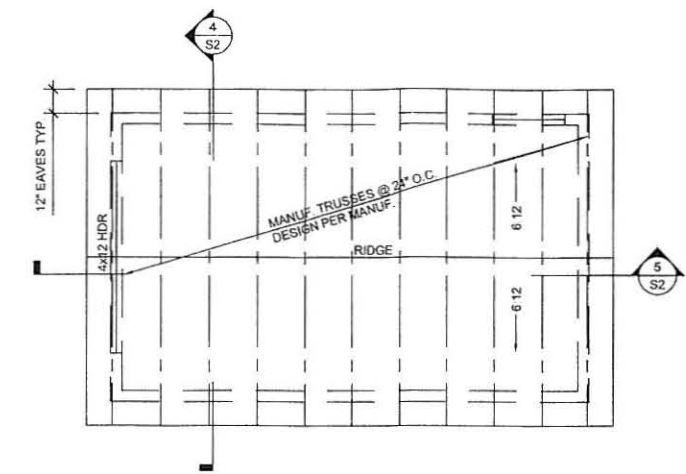
## PORTLAND, OR



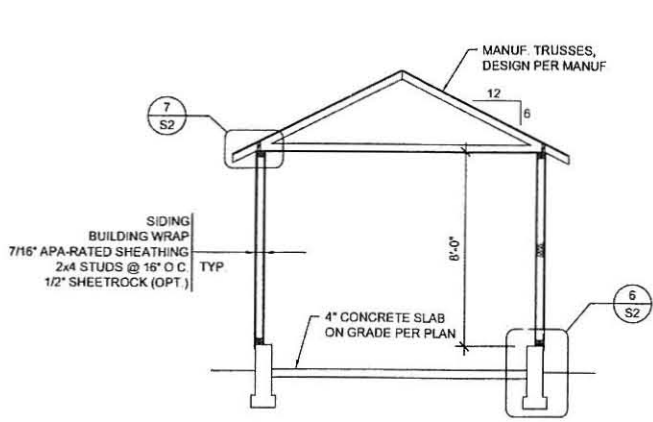
**1 GARAGE FLOOR PLAN**  
S2  
1/4" = 1'-0"



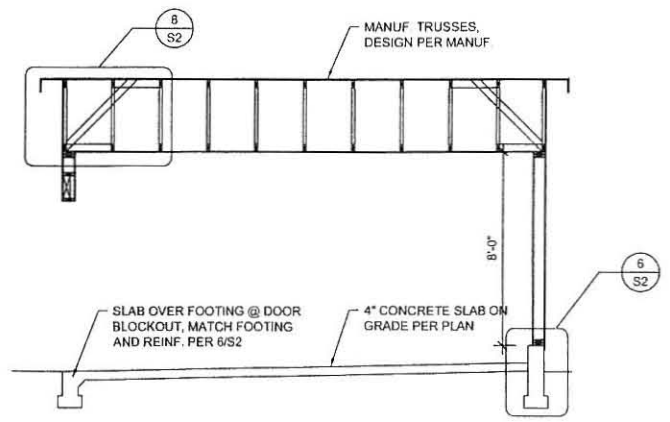
**2 GARAGE FOUNDATION PLAN**  
S2  
1/4" = 1'-0"



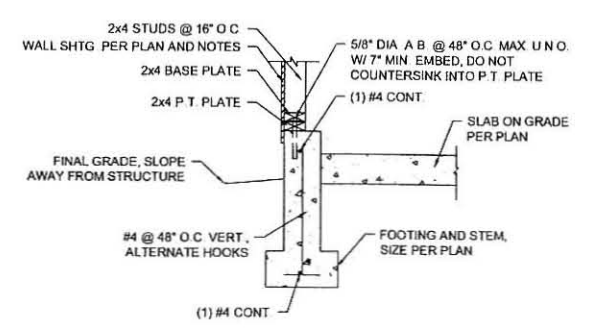
**3 GARAGE ROOF PLAN**  
S2  
1/4" = 1'-0"



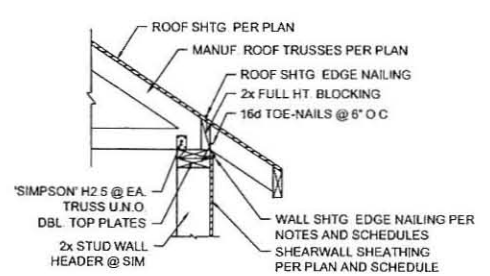
**4 GARAGE SECTION**  
S2  
1/4" = 1'-0"



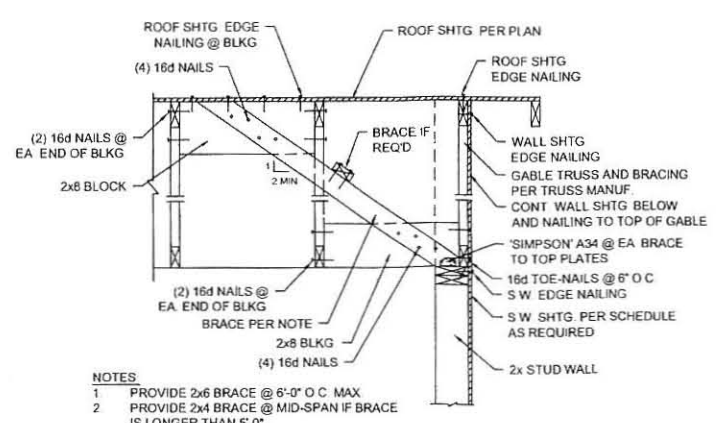
**5 GARAGE SECTION**  
S2  
1/4" = 1'-0"



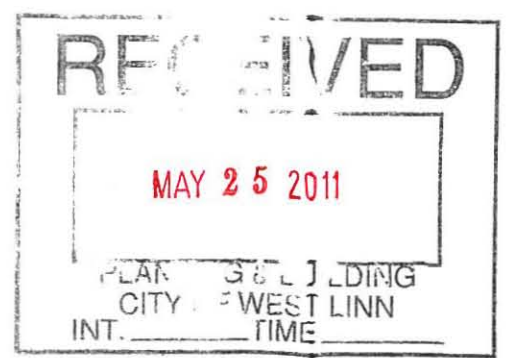
**6 FOUNDATION DETAIL**  
S2  
3/4" = 1'-0"



**7 TYP. ROOF EAVE DETAIL**  
S2  
N.T.S.



**8 TYP. ROOF GABLE DETAIL**  
S2  
N.T.S.



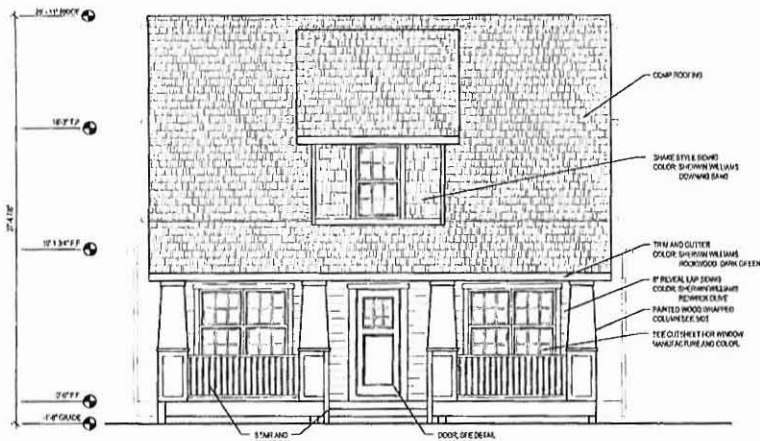
THESE PLANS ARE THE PROPERTY OF EMERIO DESIGN FOR A ONE TIME USE AT THE LISTED ADDRESS ONLY. REPRODUCTION OR REUSE OF THESE PLANS BY ANYONE IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM EMERIO DESIGN. EMERIO DESIGN ASSUMES NO LIABILITY OF ERRORS OR OMISSIONS ON THESE PLANS OR A TIERED VERSION OF THESE PLANS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER UNLDED DIMENSIONS. PRIOR TO START OF CONSTRUCTION, PLANS AND SPECIFICATIONS SHALL BE APPROVED BY LOCAL BUILDING AUTHORITIES.

# RESIDENTIAL GARAGE

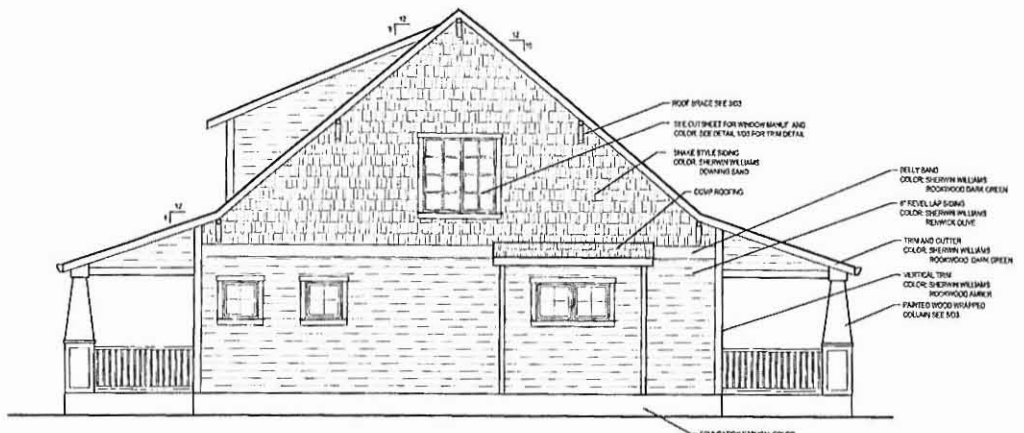
PORTLAND, OR  
FOR: VINTAGE HOMES

PROJECT NUMBER:	11-0
DATE:	10/21/10
DATE:	03-13-11
REVISIONS	
1	SUBMIT FOR PERMIT

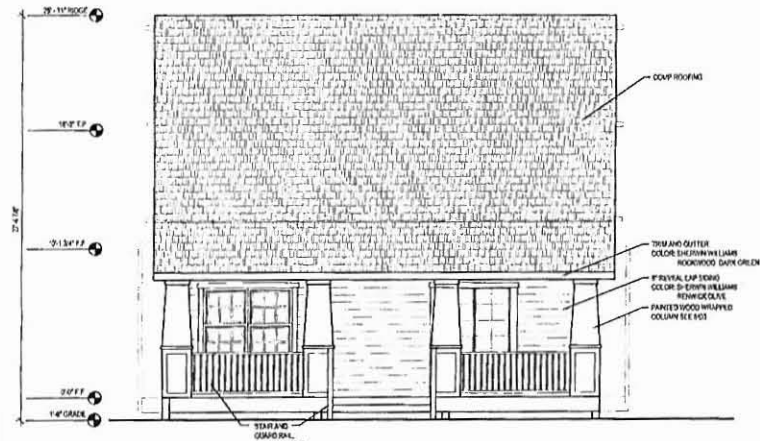
REVISIONS		DATE
NO.	DESCRIPTION	
1	ISSUE FOR PERMIT	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	



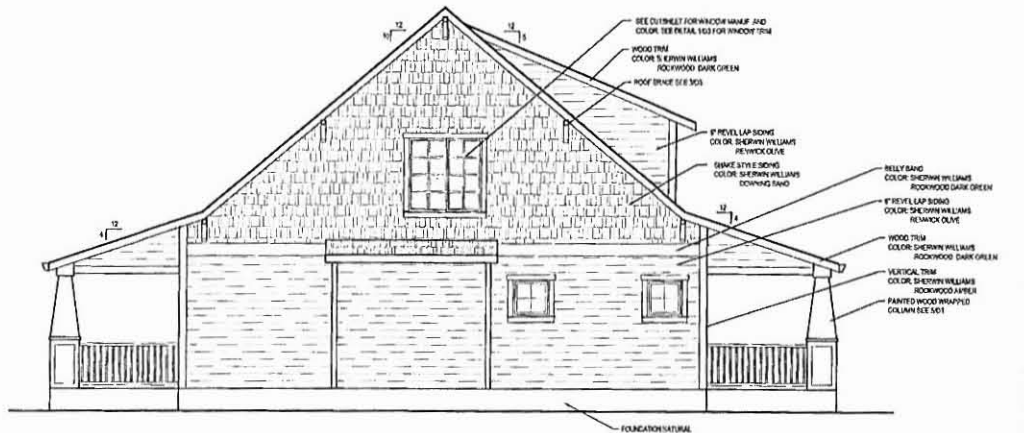
**1 NORTH ELEVATION**  
D1  
1/4" = 1'-0"



**2 WEST ELEVATION**  
D1  
1/4" = 1'-0"



**3 SOUTH ELEVATION**  
D1  
1/4" = 1'-0"



**4 EAST ELEVATION**  
D1  
1/4" = 1'-0"

NO. 9565 P. 2

CLACK CO ASSESSOR

OCT. 25. 2010 3:55PM

01010105

PHYSICAL CHARACTERISTICS

Style: 11 Houses built 1900 to 1920
Occupancy: Single family

Story Height: 1.0
Finished Area: 1686
Attic: Finished
Basement: 3/4

ROOFING

Material: Wood shingles
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING

Slab B, 1.0
Sub and joists A
Carpet 1.0

EXTERIOR COVER

Wood siding 1.0

INTERIOR FINISH

Plaster 1.0

ACCOMMODATIONS

Finished Rooms 5
Bedrooms 5
Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Forced hot air
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

1 Fixt. Baths 1 3
2 Fixt. Baths 1 2
TOTAL 5

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA

31 E 02 BC 00901

05022974

Property Class: 101
1697 6TH AVE, WEST LINN, OR, 97068, USA

Table with columns: Construction, Base Area, Floor Area, Finished Area, Sq Ft, Value. Rows include Wood frame w/sh, Concrete block.

TOTAL BASE 67430
SUB-TOTAL 67430

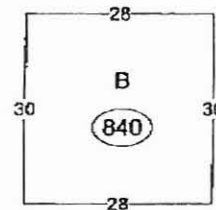
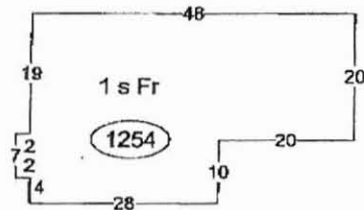
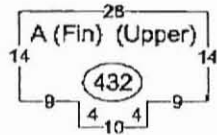
Interior Finish 5220
Ext Lvg Units 0
Basement Finish 0
Fireplace(s) 2400
Heating 2610
Air Condition 0
Frame/Siding/Roof 2130
Plumbing Fixt: 5 1920
Other Features 510

Sub-TOTAL ONE UNIT 82220
Sub-TOTAL 0 UNITS 82220

Garages
Integral 0
Att Garage 0
Att Carports 0
Bsmt Garage 0
Ext Features 0

Sub-TOTAL 82220
Quality Class/Grade 3

GRADE ADJUSTED VALUE 106890



SPECIAL FEATURES

Table with columns: Description, Value. Rows include MAS 2400, MISCFEAT 510.

SUMMARY OF IMPROVEMENTS

Table with columns: Description, Value, ID, Use, Stry, Const, Year, Eff, Base, Feat, Adj, Size or, Computed, Phys, Obsol, Market, &, Value. Rows include DWELL, MDDK, CONCPE, EFF, CNPY/, UTLSHED.

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

20 01/01/1995

Neigh 15831 AV

TOTAL IMPROVEMENT VALUE

162810

IMPROVEMENT DATA

0103

PHYSICAL CHARACTERISTICS

Style: 11 Houses built 1900 to 1920  
Occupancy: Single family  
Story Height: 1.0  
Finished Area: 1044  
Attic: Finished  
Basement: Full

ROOFING  
Material: Asphalt shingles  
Type: Gable  
Framing: Std for class  
Pitch: Not available

FLOORING  
Slab B, 1.0  
Sub and joists A  
Carpet 1.0

EXTERIOR COVER  
Wood shake 1.0

INTERIOR FINISH  
Plaster 1.0

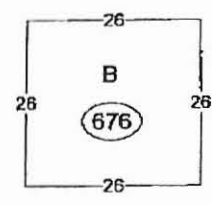
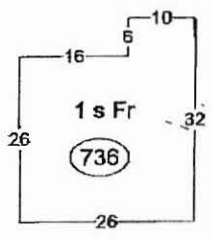
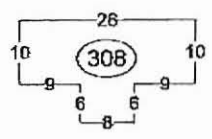
ACCOMMODATIONS  
Finished Rooms 3  
Bedrooms 3

HEATING AND AIR CONDITIONING  
Primary Heat: Other  
Lower Full Part  
/Bsmt 1 Upper Upper

PLUMBING  
#  
3 Fixt. Baths 1 3  
TOTAL 3

REMODELING AND MODERNIZATION  
Amount Date

A (Fin) (Upper)



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	736	1.0	736		35010
1 Wood frame w/sh	308 Attic		308		4050
4 Concrete block	676 Bsmt		0		11080
	0 Crawl		----		0

TOTAL BASE		50140
Row Type	Adjustment	1.00%
SUB-TOTAL		50140
0 Interior Finish		3800
0 Ext Lvg Units		0
0 Basement Finish		0
0 Fireplace(n)		0
0 Heating		0
0 Air Condition		0
0 Frame/Siding/Roof		0
0 Plumbing Fixt: 3		1360
SUB-TOTAL ONE UNIT		55300
SUB-TOTAL 0 UNITS		55300
Exterior Features	Value	
Description		
Garages		
0 Integral		0
0 Att Garage		0
0 Att Carports		0
0 Bsmt Garage		0
Ext Features		0
SUB-TOTAL		55300
Quality Class/Grade		3
GRADE ADJUSTED VALUE		71890

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Story Hgt	Const Type	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	Comp	Value
D DWELL	1.00	3				1918	1951	AV	0.00	N	0.00	1720	71890	33	0	194	100	93450
01 DETGAR	0.00	3				1945	1945	AV	26.37	N	31.12	357	11110	64	0	151	100	6040
02 EFP	0.00	4				1955	1955	AV	0.00	N	0.00	182	2566	0	SV	151	100	3860
03 OBFLR	0.00	4				1945	1945	AV	0.00	N	0.00	357	-571	0	SV	151	100	-860

Data Collector/Date: 20 01/01/1995  
Appraiser/Date: Neigh 15831 AV  
Supplemental Cards: TOTAL IMPROVEMENT VALUE 102510

OCT. 25. 2010 4:37PM CLACK CO ASSESSOR

NO. 9570 P. 2



## Javoronok, Sara

---

**From:** Kirsten Van Loo [kirsten@emeriodesign.com]  
**Sent:** Tuesday, May 10, 2011 4:11 PM  
**To:** Javoronok, Sara  
**Cc:** 'Brian McMillen'  
**Subject:** RE: 1689 6th Avenue

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

---

**From:** Javoronok, Sara [<mailto:sjavoronok@westlinnoregon.gov>]  
**Sent:** Tuesday, May 10, 2011 2:25 PM  
**To:** [kirsten@emeriodesign.com](mailto:kirsten@emeriodesign.com); 'Brian McMillen'  
**Subject:** 1689 6th Avenue

Kirsten & Brian:

Thanks for submitting the 11x17 and other plans for this project. I've reviewed it some more and have a few issues that I think can be resolved through conditions of approval, but I'd like to mention them now to see if we can clarify them before the staff report and the hearing. At this point, I'm planning on scheduling the project for the HRB's June 21<sup>st</sup> meeting.

Here are my issues and questions:

- 1) Front yard setback – The proposed 20' to the porch and 28.5' feet to the dominant vertical face is greater than the average of the adjacent properties (which appear to be about 15'). Could you either provide some evidence that the proposed setback is appropriate or change it to comply with the requirement?

YES we will change the setback – what's your suggestion? To the porch and to the house?

- 2) Garage – Please state that the siding will be wood. It needs to match the house.

YES it will be siding like the house

- 3) Lighting – Cut sheets were included with the submittal, but lighting is not addressed in the narrative and lights are not shown on the plans. Please identify where the lighting will be located.

Lighting is planned for front porch

- 4) Windows – The cut sheet submitted is for a 9/9 window. The most recent plans show 1/1 windows on the front and rear façade. Either 1/1 or 9/9 windows are appropriate; however, if they are 9/9 light simulated or divided lights would be required based on the Craftsman architectural features. Internal grilles would not be permitted. For the side windows, it appears that they are casement windows. Casement windows would be appropriate for the architectural style if it had simulated or divided lights, but not a single light. A paired 1/1 or a simulated or divided light window would also fit with the architectural features.

We can use any window pattern desired by the HRB – we just selected the brand and quality, the window lite pattern can be whatever suits the HRB

- 5) Entryways – A cut sheet was submitted for a 9 light window on the top ½ of the front door, but this isn't reflected on the plans. Is this the proposed door? For the rear entry (French doors?), there is another 9 light window on the top ½ of a door that was submitted with the application, but this isn't reflected on the plans. Is this the proposed door for the rear of the house? What is proposed for the man door on the garage? The plans show a door with a single light. Please let me know if that is not the case.

Again, we've selected doors that have the desired quality – Whatever window pattern suits the HRB for the front and rear doors, and the garage door as well. Probably all the doors should be the same.

- 6) Siding – The code requires wood siding. The plans identify that it will be 6” lap siding. A cut sheet was submitted for channel/pattern 105 siding, which is more typical for Queen Anne style residences in the neighborhood rather than the Craftsman or Bungalow type residences. Bevel siding is appropriate for this house. Please clarify the siding type and material.

Siding – let’s discuss this

- 7) Foundations and basements – window wells are shown on the floor plan, but aren’t addressed elsewhere. I’d require these to be the same material as the other windows.

Basement windows – in the window wells have to be a particular style to provide egress – I’ll check on that.

Please let me know if you have any questions.

Sara



Sara Javoronok  
[sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov)  
Associate Planner  
22500 Salamo Rd  
West Linn, OR 97068  
P: (503) 722-5512  
F: (503) 656-4106  
Web: [westlinnoregon.gov](http://westlinnoregon.gov)

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

## Javoronok, Sara

---

**From:** Kirsten Van Loo [kirsten@emeriodesign.com]  
**Sent:** Tuesday, April 26, 2011 9:26 AM  
**To:** Javoronok, Sara  
**Subject:** RE: 1689 6th Ave.

Thanks for your comments – we will make the minor revisions and get final copies to you directly.

Kirsten VL

---

**From:** Javoronok, Sara [<mailto:sjavoronok@westlinnoregon.gov>]  
**Sent:** Monday, April 25, 2011 1:47 PM  
**To:** [kirsten@emeriodesign.com](mailto:kirsten@emeriodesign.com)  
**Subject:** 1689 6th Ave.

Kirsten:

I received the plans that you submitted on Friday. I briefly reviewed them and need some additional information:

- 3 sets of 11x17 plans
- The plans state the house is 1,496 square feet. The maximum square footage based on the adjacent homes is 1,456 square feet  $[(1,286 + 1,044)/2] \times 1.25 = 1,456$
- Color pages for relevant items
- Clarify if the windows will be 9/9 as shown on the cut sheets or 6/6 as shown on the plans. Provide revised plans or sheets as appropriate

I will do a more thorough review to determine if it is complete once I have these materials.

Please let me know if you have any questions.

Sara

---

 Sara Javoronok  
[sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov)  
*Associate Planner*  
22500 Salamo Rd  
West Linn, OR 97068  
P: (503) 722-5512  
F: (503) 656-4106  
Web: [westlinnoregon.gov](http://westlinnoregon.gov)

*West Linn Sustainability* Please consider the impact on the environment before printing a paper copy of this email.

*Public Records Law Disclosure* This e-mail is subject to the State Retention Schedule and may be made available to the public.