

**STAFF REPORT
FOR THE HISTORIC REVIEW BOARD**

FILE NUMBER: DR-12-01

HEARING DATE: February 21, 2012

REQUEST: Rear addition/converted porch demolition and construction

APPROVAL

CRITERIA: Community Development Code (CDC) Chapter 25, Historic District;
Chapter 26, Historic Landmarks

STAFF REPORT

PREPARED BY: Sara Javoronok, Associate Planner

Planning Director's Review 

EXECUTIVE SUMMARY

The applicant is proposing to demolish/deconstruct the existing rear addition/converted porch in the rear yard of 1745 4th Avenue. The demolition of the existing addition is subject to the approval criteria in CDC Chapter 26, Historic Landmarks and the construction of the new addition is subject to the approval criteria in CDC Chapter 25, Historic District.

The subject property is located on the south side of 4th Avenue between 13th and 14th Streets. It is in the City's Willamette Neighborhood and local Willamette Historic District. Chapter 25 classified it as a "Secondary Structure" and a reconnaissance level survey of the neighborhood from 2006 classified it as non-contributing.

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

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GENERAL INFORMATION

**APPLICANT/
OWNER:**

Colin McCoy and Christine Reising
7401 S. Fork Little Butte Creek Road
Eagle Point, OR 97524

SITE LOCATION: 1745 4th Ave.

LEGAL

DESCRIPTION: Clackamas County Assessor's Map 31E-02BD, Tax Lot 1700

SITE SIZE: 14,998 square feet

ZONING: R-10, Single Family Residential Detached

COMP PLAN

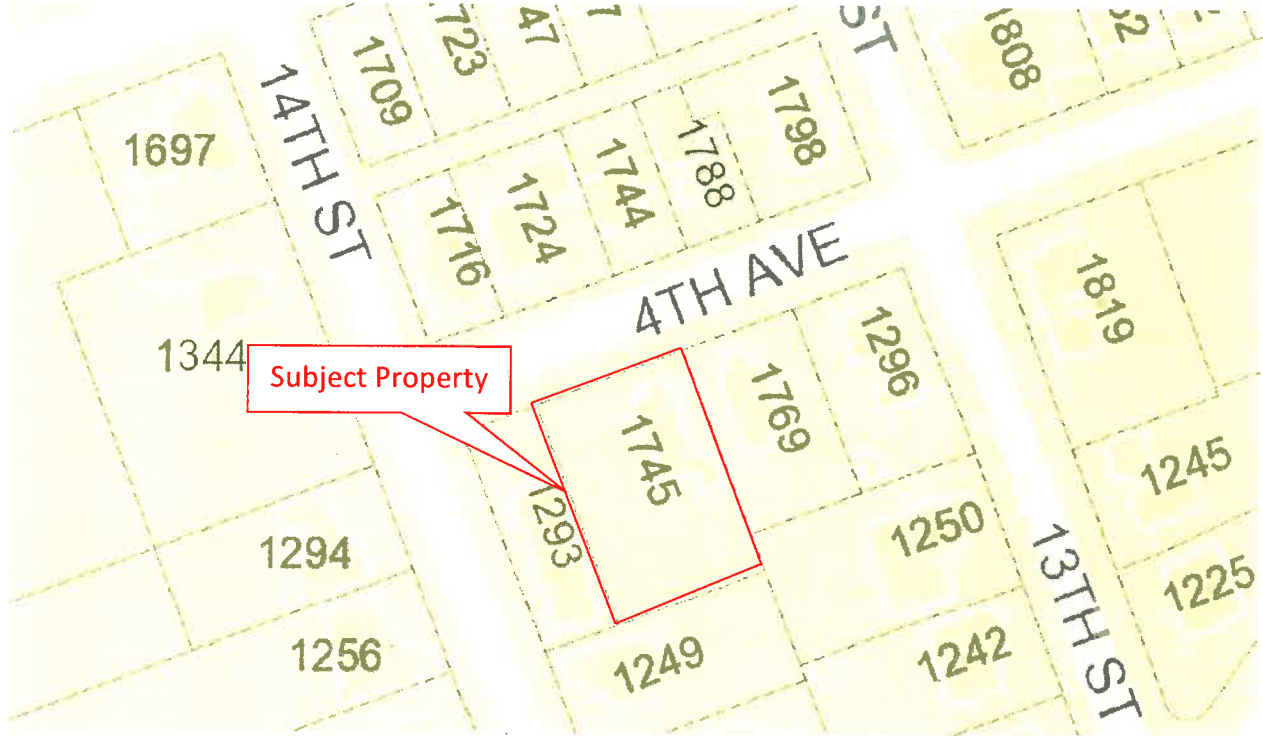
DESIGNATION: Medium Density Residential

120-DAY PERIOD: The application was complete on January 23, 2012. Therefore, the 120-day application processing period ends on May 22, 2012.

PUBLIC NOTICE: Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on January 30, 2012 and the application has been posted on the City's website. Demolition requires a Class A notice and notice was published in the West Linn Tidings on January 26, 2012. Therefore, notice requirements have been satisfied.

BACKGROUND

As previously noted, the subject property is located in the Willamette neighborhood and Willamette Historic District at 1745 4th Avenue, between 13th and 14th Streets.



Site Conditions. The lot currently accommodates a 1½ story single family house and a garage. The property was included in the 2006 Reconnaissance Level Survey of the Willamette Falls Neighborhood Historic District. The survey form is attached as Exhibit HRB-4.

According to the historic surveys, the bungalow was constructed c. 1924. It is 1½ stories with a gabled front porch and non-historic second story addition. The addition decreased the structure's integrity and contributes substantially to its designation as a non-contributing residence. There is an existing garage to the east of the residence. The residence appears on the 1925 and 1950 Sanborn maps. The existing rear addition is a converted porch that appears as a single story porch on both the Sanborn maps.



Front elevation



Front and side elevation



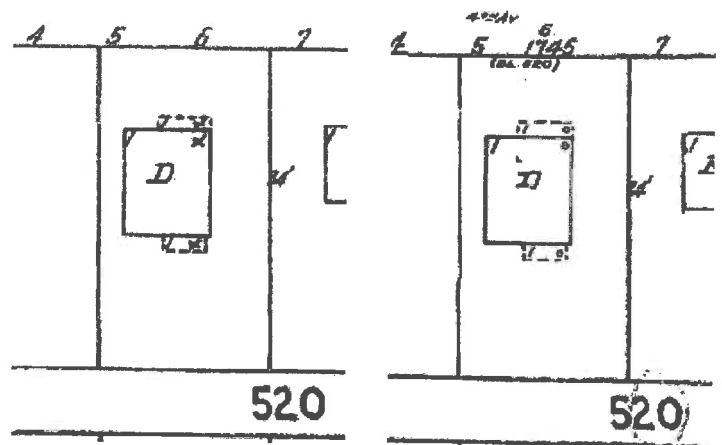
Existing rear addition and side elevation



Existing rear addition and deck



Existing rear addition, entry and detached garage



1925 Sanborn Map

1950 Sanborn Map

Project Description. The applicant is proposing demolish the existing addition, which is approximately 120 sq. ft., and porch and construct a 356 sq. ft. rear addition and porch. The applicant proposes to use 3-tab asphalt shingle roofing, horizontal lap wood siding, and 1/1 wood windows. There will be two entries; one will reuse an existing wood door and the other is proposed to be a Craftsman style door with one full lite.

Surrounding Land Use. The parcel is surrounded by residential properties. Those on the south side of Fourth Avenue are zoned R-10, while those on the north are zoned R-5.

DIRECTION FROM SITE	LAND USE	ZONING
North	Single-family residential detached and duplex	R-5
East	Single-family residential detached	R-10
South	Single-family residential detached	R-10
West	Single-family residential detached	R-10



Public comments. To date, staff has not received any comments from the public.

ANALYSIS

CDC Chapter 25, Historic District, and Chapter 26, Historic Landmarks apply to this project. In Chapter 25, the applicable criteria are in Sections 25.060, 25.070, and 25.080. Chapter 26, Section 26.080 regarding Demolition is also applicable.

The demolition proposed is not for demolition of the entire structure. The demolition is only for the existing rear addition, a converted porch. Finding No. 13 addresses the demolition and that it is not proposed for a significant feature.

RECOMMENDATION

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

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-3.

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
 - Public works permit: contact Pat in Engineering at (503) 723-5501 or prich@westlinnoregon.gov
 - On-Site Utilities: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov. (Electrical permits are through Clackamas County, not the City of West Linn.)
 - Building permit: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov.
 - Final inspection, for occupancy: Call the Building Division's Inspection Line at (503) 722-5509.

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR-12-01

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 value, significance, physical condition, compatibility, and aesthetic impacts of this non-contributing residence have been considered and will be impacted as little as possible. 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: Criterion 1 does not apply since this is a rear addition. For #2, the proposed rear addition will not decrease the existing side yard setback, which is approximately 60 feet to the west and 20 feet to the east. This is far in excess of the required five-foot setback. Criterion 3 does not apply. For #4, the lot depth is 150 feet, and the rear of the proposed structure will be approximately 54 feet from the rear lot line, far exceeding the 20 feet required. Criterion 5 does not apply. For #6, lot coverage, the total is approximately 11 percent, which is far less than the 50 percent permitted. This low percentage is due to the large lot size of approximately 15,000 sq. ft. The applicable criteria are met.

D. Building height. (Note: Buildings in Willamette Town vary in height; most evident are one and one-half story Victorians and bungalows. Some buildings reach two stories, and there are several single-story structures as well.)

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

FINDING NO. 3: Criteria 2-4 do not apply. For Criterion 1, the proposed addition will be approximately 15 feet from grade. The rear yard slopes gently downward. The peak of the roof on the addition is approximately 8 feet lower than the peak of the roof on the main portion of the

residence. For Criterion 5, the existing height of the main section of the residence is preserved. The rear addition does not significantly modify the mass of the house as seen from the right-of-way. It will be minimally visible from the right-of-way. 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. 4: For #1, the proposed addition at its widest point is 22 feet, less than the maximum permitted. For #3, the proposed addition does not have a horizontal orientation. Criteria #2 and #4 do not apply. The applicable criteria are met.

G. Horizontal additions.

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

FINDING NO. 5: The scale and proportion of the proposed addition, including the proposed windows, is visually compatible with the traditional architectural character of the main portion of the residence. The proposed addition is set back from the west side and will be visually distinguishable from the original section of the residence. The roof is also lower than that of the main section (and the original height of the roof on the main section), which further differentiates it from the original residence. The applicant is also proposing to use materials, including wood siding, windows and doors, that are consistent with the original residence.

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. 6: The applicant is proposing 1/1 lite wood windows that are the same size as the windows on the main section of the residence. The windows are compatible with the massing, size, scale, and architectural features of the residence. The trim will match the original trim on the residence. Criteria 2, 4, and 5 do not apply. The applicable criteria are met.

- I. *Entryways.* *Porches are a key architectural feature on most homes in Willamette Town. Frequently, the porch and entryway creates a dominant architectural feature on the main facade. On corner lots, the entry usually faces the east-west avenues. Front doors are often notably detailed; many contain glass panes or carvings. Standards:*
 1. *Buildings shall have a permanently protected entry. Awnings are not permanent protection.*
 2. *All main entrances should face the avenues.*
 3. *Flush (flat) doors are prohibited.*
 4. *Doors with windowed areas are recommended. Front porch enclosure of any dwelling unit may not be enclosed. Back porches may be enclosed.*

FINDING NO. 7: There are two entries on the proposed addition. One is a modification of an existing entry to the basement and the applicant plans to reuse the existing door. The second entry, to the proposed family room, would be a Craftsman style wood door with a single, full lite. The criteria are met.

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

FINDING NO. 8: The applicant is proposing to salvage and reuse, as possible, the existing horizontal lap wood siding. Any new siding will match the existing siding. Criteria 2 and 3 do not apply. The applicable criterion is met.

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

FINDING NO. 9: The proposed roof pitch is less than 8:12, but is the same as the existing roof pitch and is appropriate for a bungalow style residence. The shingles will be 3-tab asphalt to match the existing shingles on the main portion of the residence. The applicable 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. 10: The applicant is proposing a 365 sq. ft. addition and removing the approximately 120 sq. ft. rear addition. Per the Clackamas County Assessor's Office, the existing residence is 1,170 sq. ft., which does not appear to include the existing rear addition. The new addition would increase the size of the residence to 1,535 sq. ft. Also per the Clackamas County Assessor's Office, the adjacent properties are 1,893 sq. ft. (1769 4th Avenue) and 2,102 sq. ft. (1293 14th St.). The residence, with the proposed addition, remains smaller than either of the adjacent residences. 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. 11: Staff notes that the applicant is replacing the existing foundation using Section 25.100 B, a section regarding Minor Alterations and Maintenance, which allows for, "repairing, or providing a compatible new foundation that does not result in raising or lowering the building elevation." The applicant will not raise or lower the building elevation.

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. 12: The proposed project will involve the removal of the existing addition, but the addition does not have distinguishing original qualities that define the structure's character. The proposed addition will be compatible with the existing residence and is not seeking to create an earlier appearance. The existing addition does not have significant examples of distinctive stylistic features or examples of skilled craftsmanship that will be lost. The applicant will reuse an existing door and will salvage and reuse, as possible, the existing horizontal lap wood siding. The new siding will match the existing siding. The proposed addition will be done in a manner that preserves the form and integrity that remain in this structure.

CHAPTER 26, HISTORIC LANDMARKS

25.060 CRITERIA FOR EXTERIOR ALTERATION AND NEW CONSTRUCTION

- D. *Criteria and findings. In determining the appropriateness of the request to destroy or demolish an historic landmark, the Historic Review Board shall consider the following:*
 1. *All plans, drawings, and photographs submitted by the applicant.*
 2. *Information presented at the public hearing concerning the proposed work.*
 3. *The West Linn Comprehensive Plan.*
 4. *The purposes of this chapter as set forth in CDC 26.010.*
 5. *The criteria used in the original designation of the historic landmark in which the property under consideration is situated.*
 6. *The historical and architectural style; the general design, arrangement and materials of the structure in question, or its appurtenant fixtures; the relationship of such features to the other buildings within the district; and the position of the building in relation to public rights-of-way and to other buildings and structures in the area.*
 7. *The effects of the proposed work upon the protection, enhancement, perpetuation and use of the district which cause it to possess a special character or special historical or aesthetic interest or value.*
 8. *Whether denial of the permit will involve substantial hardship to the applicant, and whether approval of the request would act to the substantial detriment of the public welfare, and would be contrary to the intent and purposes of this chapter.*
 9. *When applicable, the findings of the Building Official in determining the status of the subject building as a "dangerous building" under the most recent Uniform Code for the Abatement of Dangerous Buildings, and the feasibility of correcting the deficiencies to meet the requirements of the Building Official rather than demolishing the building.*

FINDING NO. 13: In this situation, the applicant is not requesting to demolish or destroy the structure, rather the proposal is to remove an existing converted porch/rear addition and construct a new addition. Per the Sanborn maps, the porch was likely on the residence since its construction. However, it is located to the rear, is not visible from the public right-of-way, and, particularly since it was subsequently enclosed, it does not contain significant architectural details. On the Sanborn maps, the porch appears to be smaller and the roof over the existing deck was likely added later. The rear addition does not appear to have significant architectural features, special character, or special historical or aesthetic interest or value. The City does not have additional information regarding the significance of this residence. It was not included in the 1984 Clackamas County Cultural Resource Inventory. Staff supports the demolition of the existing rear addition/converted porch.

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-12-01 Applicant's Name Colin McCoy ; Christine Reising
Development Name _____
Scheduled Meeting/Decision Date 2/21/12

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) 1/30/12 (signed) S. Shroyer
- B. Affected property owners (date) 1/30/12 (signed) S. Shroyer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 1/30/12 All (signed) S. Shroyer
- F. All parties to an appeal or review (date) 1/30/12 (signed) S. Shroyer

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

Tidings (published date) 1/26/12 (signed) S. Shroyer
City's website (posted date) 2/7/12 (signed) S. Shroyer

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) _____ (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) _____

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

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

(date) _____ (signed) _____

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

(date) _____ (signed) _____

PUBLIC NOTICE CHECKLIST

FILE NO.: DR-12-01 SITE ADDRESS: 1745 4th Ave

PROJECT MANAGER: Sara Javoronak DATE: 1/24

MAILING DEADLINE DATE - 10-day or 20-day (circle one): 2/1/12

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

MEETING DATE: 2/21/12

SEND TO (check where applicable):

Applicant: Name: Colin McCoy Applicant Address: 7401 S. Fork Little Butte Christine Reising Eagle Point, OR Creek Rd. 97524

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

- School District/Board
Metro
Tri-Met
Clackamas County
ODOT (if on State Hwy. or over 40 dwelling units)
Neighborhood Assn(s). (please specify) Willamette + All
Division of State Lands
US Army Corps of Engineers
Stafford-Tualatin CPO
City of Lake Oswego
Dept. of Fish & Wildlife
Other(s):

Other(s): Claudio + Angela Pernisco 1798 4th Ave. WL

Other(s): Thomas Weltche 1745 4th Ave. WL

Other(s): Other(s):

CITY OF WEST LINN HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-12-01

The City of West Linn Historic Review Board (HRB) will hold a public hearing on Tuesday, February 21, 2012, at 7:00 p.m. in the Bolton Room of City Hall at 22500 Salamo Road, West Linn regarding an application for the demolition of an existing rear addition/converted porch and the construction of a rear addition at 1745 4th Avenue (Tax Lot 1700 of Assessor's Map 31E-02BD) in the Willamette Historic District. The hearing will be based upon the provisions of chapters 25 and 26 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.

You have received this notice because you own property within 500 feet of this property or as otherwise required by the CDC. See the attached 500-foot radius map.

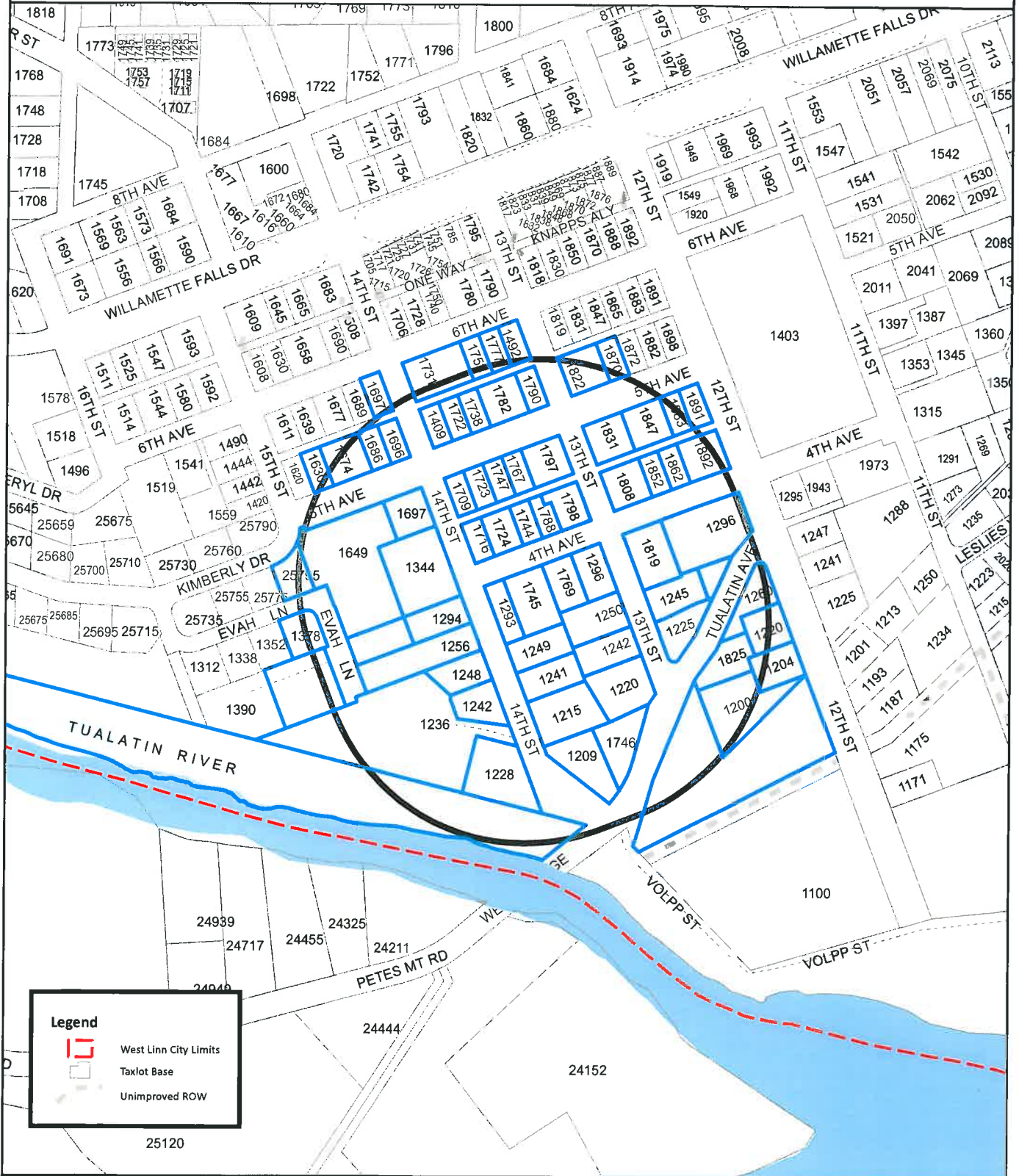
All documents and applicable criteria for DR-12-01 are available for inspection, at no cost, at the Planning Department at City Hall and also via the City's web site at <http://westlinnoregon.gov/planning/1745-4th-avenue-design-review-historic-district-deconstructreconstruct-converted-porch>, or copies 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.

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
Planning Administrative Assistant

1745 4th Avenue 500' Buffer



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

West Linn
GIS
 GEOGRAPHIC INFORMATION SYSTEMS

SNAPSHOTIFY.MXD / AHA APP 3-24-2011
 User Name: sshroyer
 Map Creation Date: Jan 26, 2012

PORTLAND GEN ELEC CO
121 SW SALMON ST
PORTLAND, OR 97204

MERRITT JOSELLE
1492 13TH ST
WEST LINN, OR 97068

SWANSON RODNEY D & SUSAN V
HARTFORD
1731 6TH AVE
WEST LINN, OR 97068

BARRY JEFF
1782 5TH AVE
WEST LINN, OR 97068

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

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

MILLER D ROBERT & DIANA L
21650 SW RIBERA LN
WEST LINN, OR 97068

OBRIEN PATRICK R
8037 SW 17TH AVE
PORTLAND, OR 97219

TUOR DARREN C & KRISTEN D
1649 5TH AVE
WEST LINN, OR 97068

WEBB LONNY & KRISTINE
1294 14TH ST
WEST LINN, OR 97068

SNYDER KENNETH L & S A M
MCMURRICH
1822 5TH AVE
WEST LINN, OR 97068

WITTMANN EDWARD J &
GWENDOLENE
6720 E GREEN LAKE WAY N #732
SEATTLE, WA 98103

MCDONALD JAMES P & MELISSA A
1409 14TH ST
WEST LINN, OR 97068

MACKESON JOAN P
1738 5TH AVE
WEST LINN, OR 97068

HAMILTON MALCOLM H & ANN B
1630 5TH AVE
WEST LINN, OR 97068

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

OBRIEN DEBORAH
8037 SW 17TH AVE
PORTLAND, OR 97219

SWEET DAVID C
1256 14TH ST
WEST LINN, OR 97068

WOOLENSACK BARBARA
1697 5TH AVE
WEST LINN, OR 97068

RAHRICH ALLEN G
1242 14TH ST
WEST LINN, OR 97068

OFFER RUTH C
1870 5TH AVE
WEST LINN, OR 97068

HIBBARD LORI
100 KERR PKWY APT 37
LAKE OSWEGO, OR 97035

LASIT SHARON RUTH
1722 5TH AVE
WEST LINN, OR 97068

SELVAGGIO MICHAEL
1790 5TH AVE
WEST LINN, OR 97068

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

GOETZE MICHAEL J & ANNE T
1378 EVAH LN
WEST LINN, OR 97068

BUZALSKY TROY A & KATHY M
1228 14TH ST
WEST LINN, OR 97068

WALTERS JAMES L
PO BOX 493
CAMP SHERMAN, OR 97730

WEBB LONNY R
1344 14TH ST
WEST LINN, OR 97068

NESS KARL M & LINDA S
1248 14TH ST
WEST LINN, OR 97068

PIROOZMANDI JILLA & DAVID ADDISON
PAGO PAGO
AS, 96799

SOPHER SONJA LEE
1883 5TH AVE
WEST LINN, OR 97068

AWALT CHARLES A
1847 5TH AVE
WEST LINN, OR 97068

OFFER JERRY D & RUTH C
1831 5TH AVE
WEST LINN, OR 97068

BRINEY MICHAEL J & MARY JILL
1808 4TH AVE
WEST LINN, OR 97068

KIERES ELIZABETH S
1852 4TH AVE
WEST LINN, OR 97068

MAYSELS CHERYL A TRUSTEE
1862 4TH AVE
WEST LINN, OR 97068

SWENSON ANN M
1892 4TH AVE
WEST LINN, OR 97068

ANDRIKOPOULOS DIANE KAY
1797 5TH AVE
WEST LINN, OR 97068

SEELEN TIMOTHY & LINDA
1747 5TH AVE
WEST LINN, OR 97068

LORIAUX TERESA C & D LYNN
24369 SW VALLEY VIEW RD
WEST LINN, OR 97068

WERT TROY DEAN & SHELLY LEE
1723 5TH AVE
WEST LINN, OR 97068

HOUSTON WILLIAM M JR & BARBARA
M
1709 5TH AVE
WEST LINN, OR 97068

DAVIES RICHARD C & LAURIE F
1724 4TH AVE
WEST LINN, OR 97068

AMENT JUSTIN B
1716 4TH AVE
WEST LINN, OR 97068

WHITE MILTON N & MARJORIE
1744 4TH AVE
WEST LINN, OR 97068

COOPER SUSAN E
1788 4TH AVE
WEST LINN, OR 97068

PERNISCO CLAUDIO A & ANGELA R
1798 4TH AVE
WEST LINN, OR 97068

BLANCHARD LAIRD J & K MICHELLE
1293 14TH ST
WEST LINN, OR 97068

COLIN MCCOY & CHRISTINE REISING
7401 S FORK LITTLE BUTTE CRK RD
EAGLE POINT, OR 97524

HARTLEY JOSHUA
1249 14TH ST
WEST LINN, OR 97068

NESS KARL
1248 14TH ST
WEST LINN, OR 97068

BARRONG JIM & SUE
1215 14TH ST
WEST LINN, OR 97068

SHIPLEY DAVID F & JUDITH A
1746 TUALATIN AVE
WEST LINN, OR 97068

SPRAGUE MATHEW F & LACEY K
1209 14TH ST
WEST LINN, OR 97068

RAAD BERNARD A & JENNIFER V
1220 13TH ST
WEST LINN, OR 97068

TALBOT SETH & BONNIE TAYLOR-
TALBOT
1242 13TH ST
WEST LINN, OR 97068

BIANCHI ALFRED E
1250 13TH ST
WEST LINN, OR 97068

GADOW SANDRA
1769 4TH AVE
WEST LINN, OR 97068

INMAN TROY & MIMI
1296 13TH ST
WEST LINN, OR 97068

HANES JAMES E & JUDITH D
1819 4TH AVE
WEST LINN, OR 97068

FLEMING ANN E
1245 13TH ST
WEST LINN, OR 97068

BAKER JOHN M JR & NICOLE GEKOV
1220 12TH ST
WEST LINN, OR 97068

WOODWORTH ZELLA A
1200 12TH ST
WEST LINN, OR 97068

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

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

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

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

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

THOMAS WELTCHECK
1745 4TH AVE
WEST LINN, OR 97068

KLATT JOHN E & MARY J CARSON
1296 12TH ST
WEST LINN, OR 97068

CARSON JODY & JOHN E KLATT
1296 12TH ST
WEST LINN, OR 97068

DAMON ROBERT A & LINDA L
1825 TUALATIN AVE
WEST LINN, OR 97068

CITY OF WEST LINN
22500 SALAMO RD #600
WEST LINN, OR 97068

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

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

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

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

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

LOTSPEICH JASON & SHELBY
1225 13TH ST
WEST LINN, OR 97068

EBNER DARIUS WOLFGANG
1260 12TH ST
WEST LINN, OR 97068

NOLIN GWYNED ARLENE
1204 12TH ST
WEST LINN, OR 97068

WEST LINN CHAMBER OF
COMMERCE
1745 WILLAMETTE FALLS DR
WEST LINN OR 97068

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

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

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

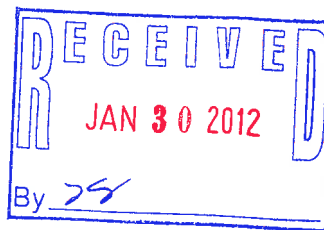
ALMA COSTON
BOLTON NA DESIGNEE
PO BOX 387
WEST LINN OR 97068

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

file



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Phone: 503-684-0360 Fax: 503-620-3433
E-mail: legals@commnewspapers.com



AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, SS I, Charlotte Allsop, being the first duly sworn, depose and say that I am the Accounting Manager of the *West Linn Tidings*, a newspaper of general circulation, published at West Linn, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

**City of West Linn
Notice of Public Hearing/DR12-01
WLT9745**

a copy of which is hereto annexed, was published in the entire issue of said newspaper for

1
week in the following issue:
January 26, 2012

Charlotte Allsop
Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
January 26, 2012.

Jocelyn L. Boyd
NOTARY PUBLIC FOR OREGON
My commission expires Sept 1, 2015

Acct # 146588
Attn: Shauna Shroyer
City of West Linn
22500 Salamo Road #1000
West Linn, OR 97068

Size: 2 x 7"
Amount Due: \$108.50*
*Please remit to the address above.

CITY OF WEST LINN HISTORIC REVIEW BOARD PUBLIC HEARING NOTICE FILE NO. DR-12-01

The City of West Linn Historic Review Board (HRB) will hold a public hearing on Tuesday, February 21, 2012, at 7:00 p.m. in the Council Chambers of City Hall at 22500 Salamo Road, West Linn regarding an application for the demolition of an existing rear addition/converted porch and the construction of a rear addition at 1745 4th Avenue (Tax Lot 1700 of Assessor's Map 31E-02BD) in the Willamette Historic District. The hearing will be based upon the provisions of chapters 25 and 26 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-12-01 are available for inspection, at no cost, at the Planning Department at City Hall and also via the City's web site at <http://westlinn.oregon.gov/planning/1745-4th-avenue-design-review-historic-district-deconstructreconstruct-converted-porch>, 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@westlinn.oregon.gov.

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SHAUNA SHROYER
Planning Administrative Assistant
Publish 01/26/2012

WLT9745



Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
 Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>SARA J.</i>	PROJECT NO(S). <i>DR-12-01</i>	
NON-REFUNDABLE FEE(S) <i>\$ 100-</i>	REFUNDABLE DEPOSIT(S) _____	TOTAL <i>100⁰⁰</i>

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP)* | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA)*/** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP)(Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <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"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland(WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA)*/** | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

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

Site Location/Address: <i>1745 4th Avenue</i> <i>West Linn OR</i>	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal:

Applicant Name: (please print) <i>Colin McCoy and Christine Reising</i> Address: <i>7401 S. Fork Little Butte Creek Rd</i> City State Zip: <i>Eagle Point OR 97524</i>	Phone: <i>541 826 9850</i> Email: <i>reisingchristine@netscape.net</i>
--	---

Owner Name (required): (please print) <i>Colin McCoy and Christine Reising</i> Address: <i>same as above</i> City State Zip:	Phone: <i>541 826 9850</i> Email: <i>reisingchristine@netscape.net</i>
--	---

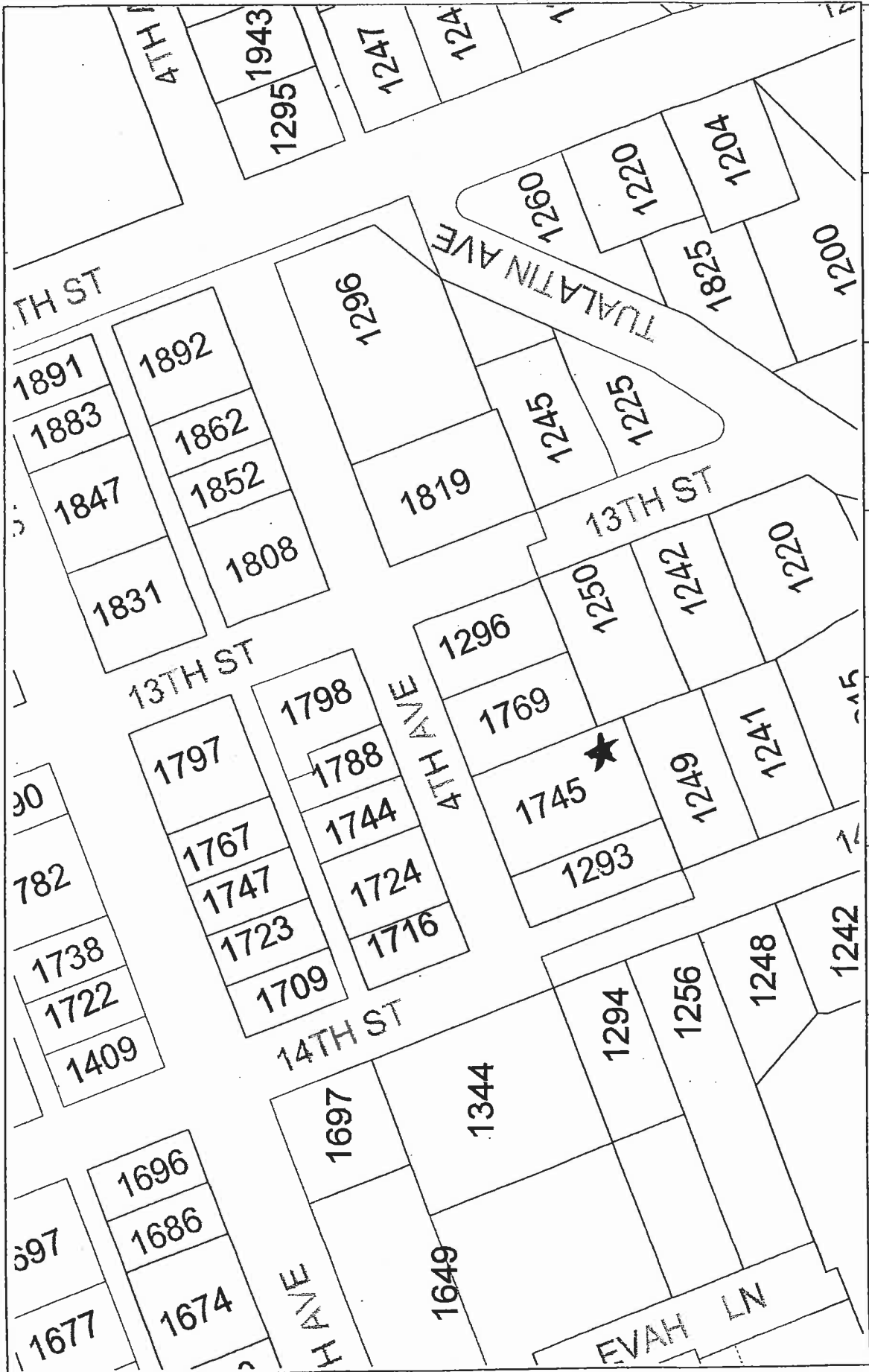
Consultant Name: (please print) Address: City State Zip:	Phone: Email:
--	--------------------------------

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

* No CD required / ** Only one copy needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. 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.

Colin McCoy Applicant's signature *Christine Reising* Owner's signature (required)
 _____ Date _____ Date
7 Nov 2011 *7 Nov 2011*



Scale: 155 Feet

City of West Linn GIS (Geographic Information System), SnapMap Date: 10/25/2010

MAP DISCLAIMER:
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.

TICOR TITLE INSURANCE

This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.



SE 1/4 NW 1/4 SEC. 2 T3S R1E WM

CLACKAMAS COUNTY

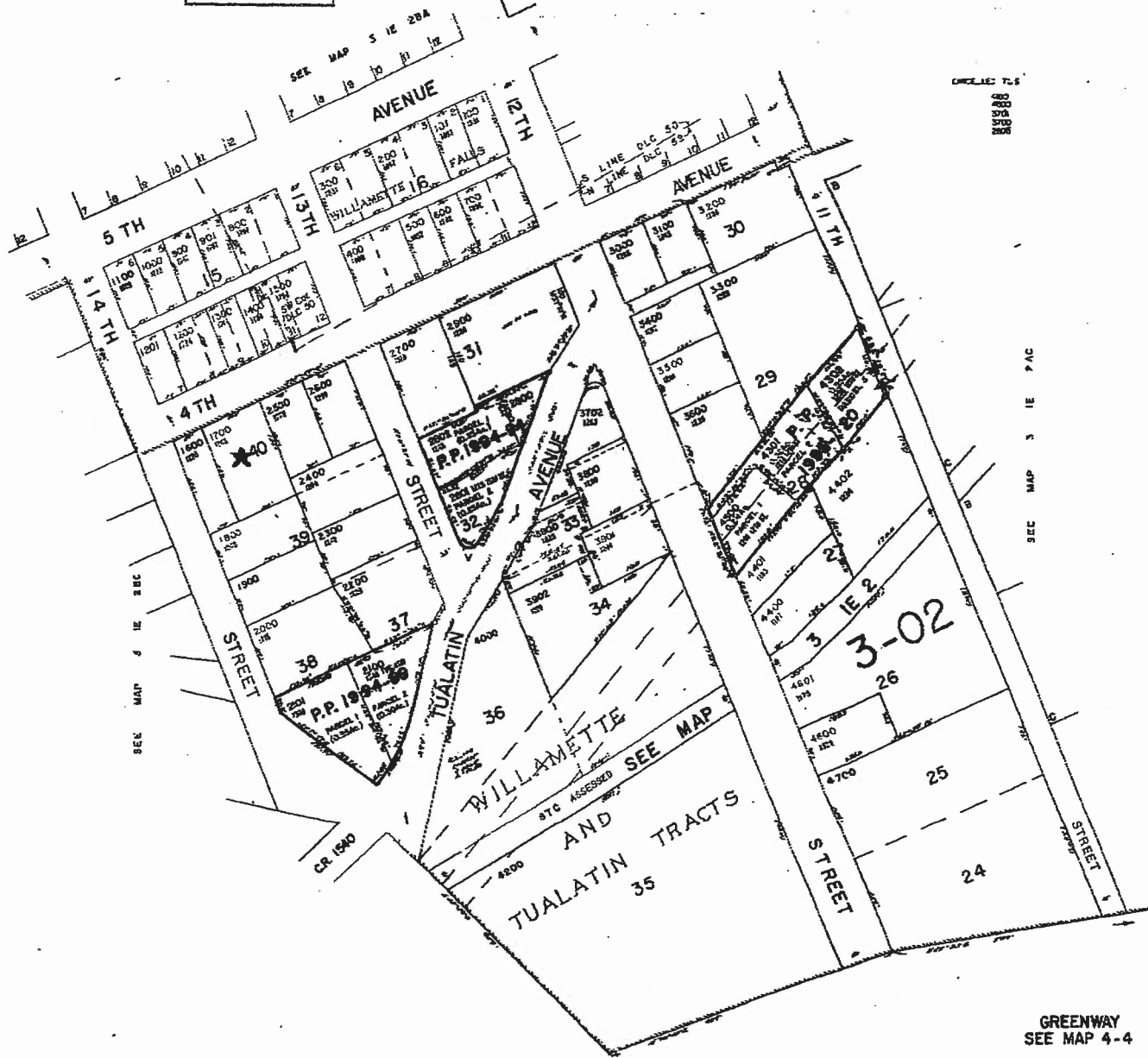
1" = 100'

D.L.C.
MARSHALL FERRIN
AMBROSE FIELDS

NO. 50
NO. 32

3 IE 2BD
WEST LINN

This map was prepared for assessment purposes only.



GREENWAY
SEE MAP 4-4

3 IE 2BD
BOOK 27

Addition and Remodel of Rear portion of home

Property Owner: Colin McCoy and Christine Reising

Project Address: 1745 4th Ave
West Linn, OR 97068

Project Summary

- Deconstruct existing converted porch on East side of home (rear of house) to improve structural integrity
- Reconstruct converted porch to meet current code
- All exterior materials to match existing and utilize as many materials as reasonable from deconstruction process
- All colors and roofing material to match existing structure
- Roof pitch to match existing structure
- All new windows (5) to be Double-Hung wood to match existing original front window of home
- Install new, all wood, Craftsman door
- Sitting of home (front, side and rear yards) will meet minimum requirements
- Building height to meet minimum requirements
- Reconstruct existing deck utilizing cedar decking and wood railing

Addition and Remodel of Rear Portion of Home

Property Owner: Colin McCoy and Christine Reising

Project Address: 1745 4th Ave
West Linn, OR 97068

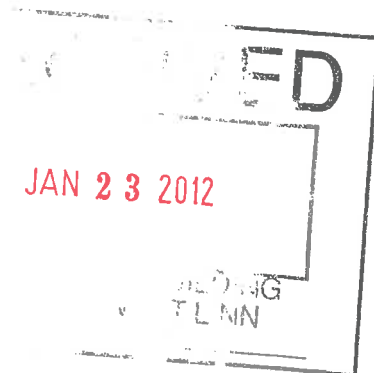
Project Summary

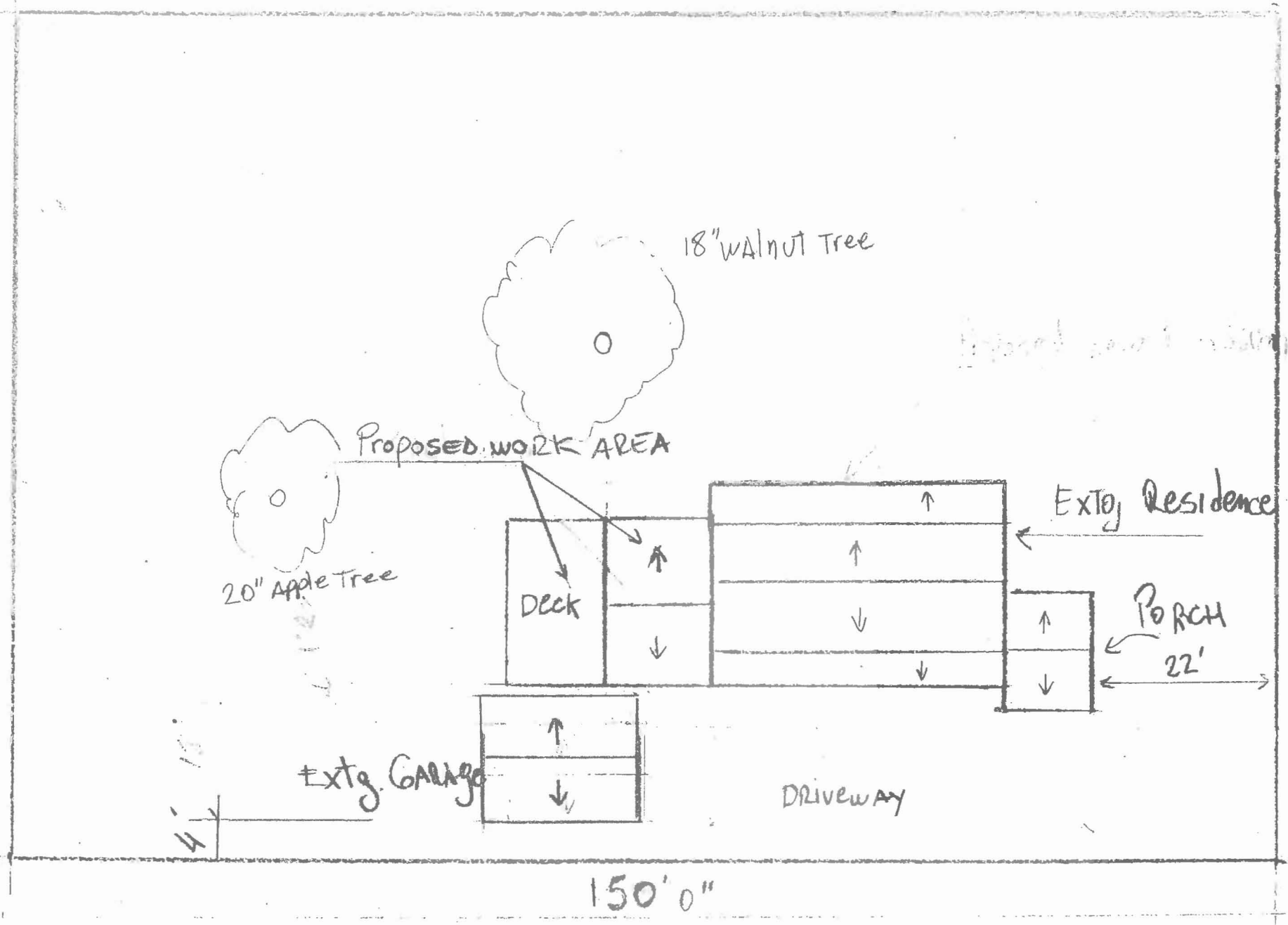
- 25.060 CRITERIA FOR EXTERIOR ALTERATION AND NEW CONSTRUCTION
 - Site and evaluation drawing submitted to Historic Review Board (HRB) 1/6/2012
 - Purpose: Reconstruct converted porch to meet current code
 - Existing Condition: Existing rear deck and converted porch are in disrepair with significant dryrot and structural issues.
 - Design:
 - Deconstruct existing converted porch on East side of home (rear of house) to improve structural integrity
 - Reconstruct converted porch to meet current code. Total proposed: 365 sq.ft.
 - All exterior materials to match existing and utilize as many materials as reasonable from deconstruction process
 - Salvage as much existing siding and reuse. Any new siding to match existing.
 - All colors and roofing material to match existing structure
 - Roof pitch to match existing structure
 - Install 5 new to be Double-Hung wood to match existing original front window of home
 - Install new, all wood, Craftsman door for rear access
 - Proposed project to improve overall home efficiency ratings by increasing insulating values
 - Proposed project to improve overall home safety by eliminating hazardous structural components
- 25.070 APPROVAL CRITERIA FOR REMODELS, NEW HOME AND ACCESSORY STRUCTURE CONSTRUCTION
 - Siting: proposed will be located to the rear of the original residence and will be minimally visible from the right-of-way - front, side and rear yards will meet minimum requirements. (see site plan in submitted plans)
 - Lot Coverage: proposed project does not exceed 50% lot coverage
 - Garage standards: not applicable
 - Building height: to be approximately 15' high from finished floor and meets minimum requirements

- Front elevations will not be altered and proposed will not compromise the character, scale or significantly modify the mass of the overall structure as seen from the right-of-way
- Building Shapes and Sizes:
 - overall building width will not be affected
 - street facing end walls will not be affected
 - horizontal orientation will not be affected
 - scale and proportion of proposed to be visually compatible with the traditional architecture and character of existing
- Windows: project includes 5 new wood windows
 - double hung without internal grilles (see plan elevations).
 - Windows shall be surrounded by exterior trim on the top and sides; window trim to match existing dwelling.
- Entryways: front entry will not be affected. Rear entry as follows.
 - Install one full lite oak, Craftsman style door without internal grilles. Trim to match existing dwelling.
- Siding and Exterior Finish: finish and paint to match existing
- Roofscape: to match existing asphalt composite shingles with a pitch to match existing at 8/12
- Massing: proposed is 365 sq ft., but will increase the total square footage of the house by approximately 120 sq. ft. due to the removal of the existing converted porch. This dwelling is smaller than adjacent dwellings.
- Foundations and Basements: Based on previous discussion, staff is aware of plans to replace the foundation. The building elevation is not raised or lowered and therefore, does not require HRB review.
- Eaves, Downspouts and Gutters: Eaves to project from the building walls the same distance as the eaves on the primary dwelling and will be at least three feet from side property lines.
 - Downspouts and gutters will correctly collect and dispose of rainwater.
- 25.080 ADDITIONAL ARCHITECTURAL SPECIFICS FOR NEW CONSTRUCTION AND REMODELING
 - Distinguishing original qualities defining a structure's character shall be preserved. Materials in project area to be deconstructed in an effort to salvage and re-install as many materials as reasonable.
 - Replacement: new materials to match the material being replaced in composition, design, color, texture, and other visual qualities.
 - Proposed is minimally visible from the public right-of-way: According to section 25.080 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.

- 26.080 DEMOLITION

- The property located at 1745 4th Ave was built in 1924 and is located within the Willamette Falls Historic District.
- The Oregon Historic Sites Database (http://heritagedata.prd.state.or.us/historic/index.cfm?do=v.dsp_main) lists the home as “non-eligible” and “non-contributing” to the historic designation
- Proposed project is located at the rear of the home with minimal view from public right of ways.
- The area proposed for demolition and re-construction is a converted porch, a non-original feature of the home.
- This area has minimum structural support; exterior walls are made of double overlapping siding and no wall insulation. Roof structure is made with 2x4’s roof rafters over extending its spans.
- Currently the roof is leaking due to the faulty attachment of this addition to the main house (causing water to penetrate and run down the original wall)
- Deconstruction will consist of:
 - Dismantling the structure area by hand
 - Remove and set aside for reuse, any architectural features such as horizontal siding and trim.
- Reconstruction will consist of:
 - Utilizing as many deconstructed materials as reasonable
 - new materials; to match the material being replaced in composition, design, color and texture





4'

15'

20" Apple Tree

Proposed Work Area

Deck

Extg. Garage

18" Walnut Tree

Driveway

Extg. Residence

Porch

22'

150'0"

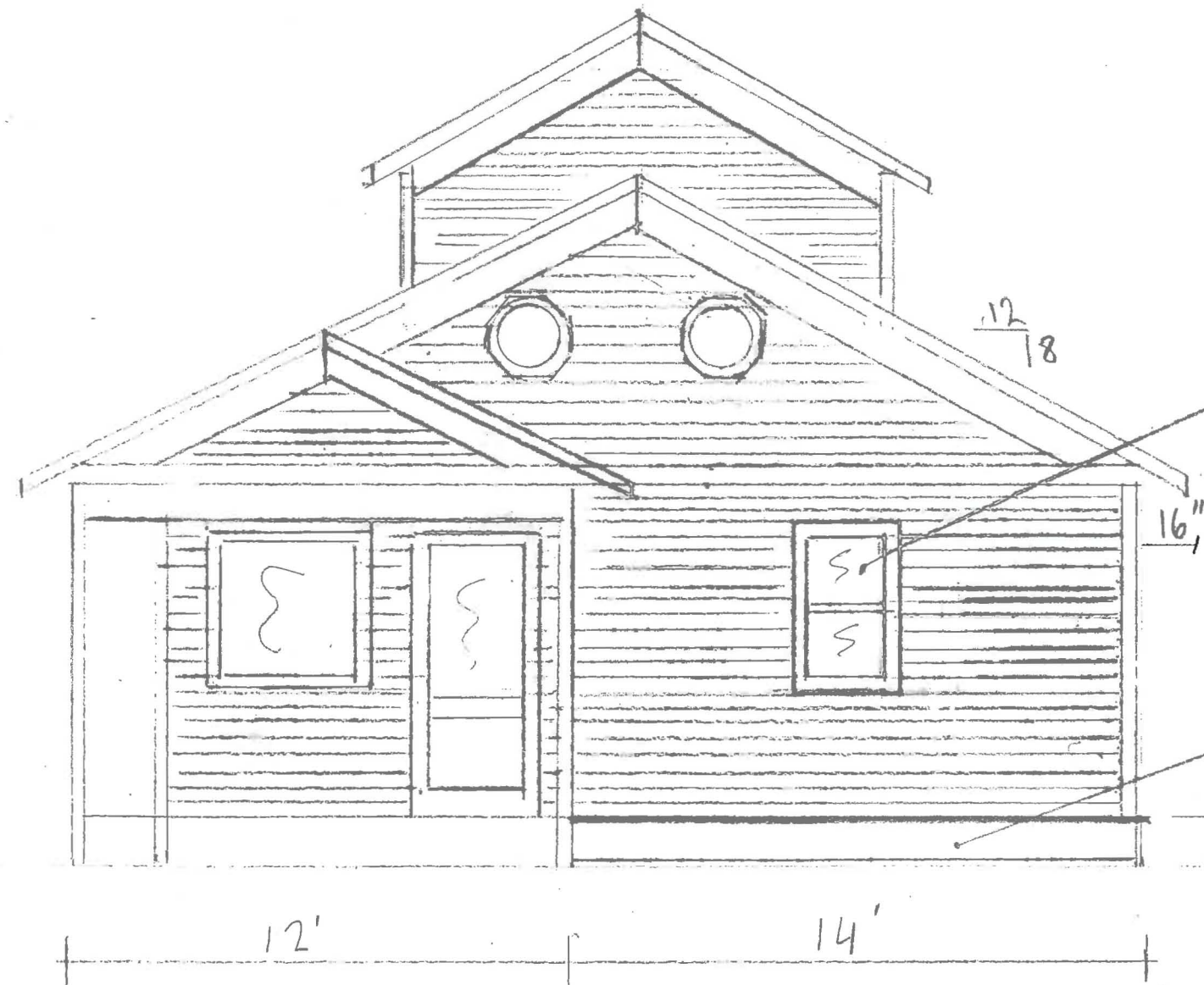
100'0"

4th Avenue



1/16" = 1'

1745 4th Avenue
Plot Plan
McCoy - Rising Residence
New Foundation



Existing Window
 2' x 4' Double hung
 Use AS MODEL FOR
 NEW WINDOWS.

New 5/4 x 12" under
 drip
 F.F.
 N.G.

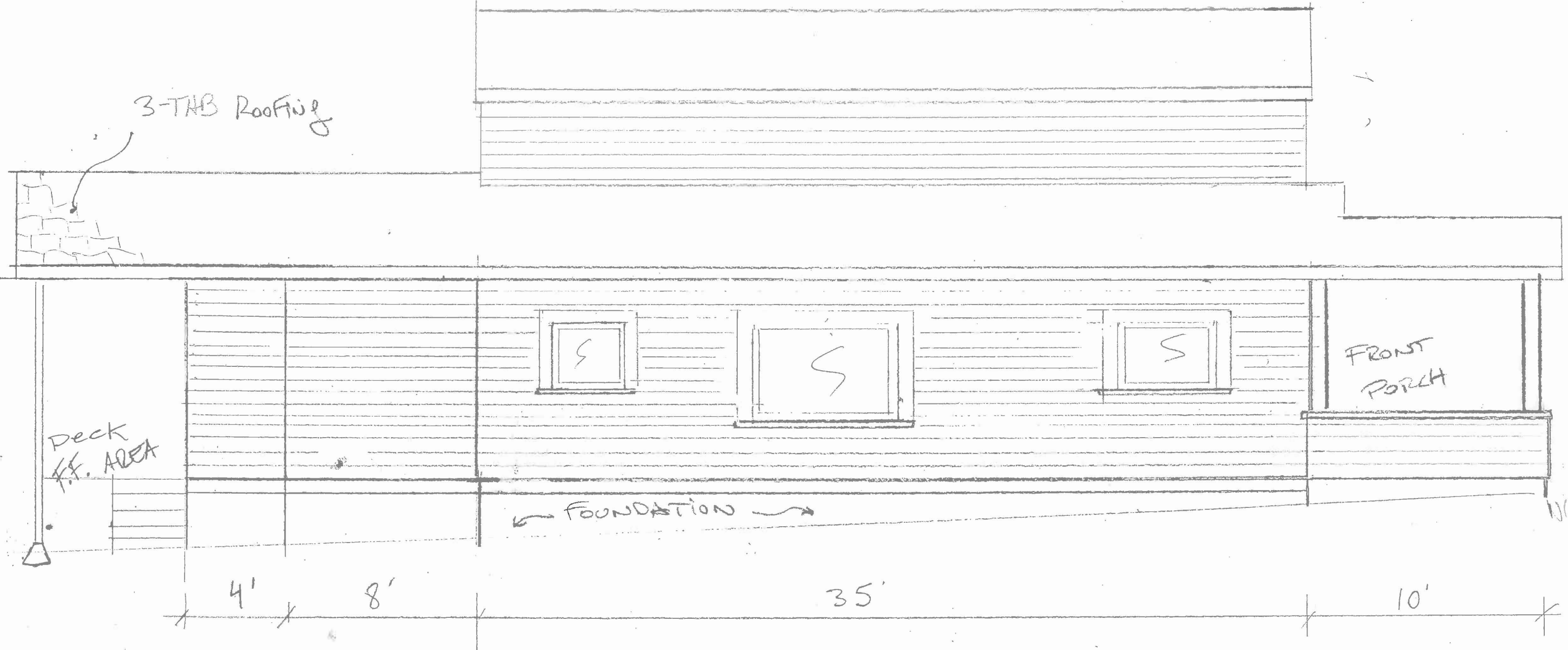
Existing
 WEST Elevation (FRONT)

1/4" = 1' scale.

PROPOSED
WORK AREA

EXISTING
TO REMAIN

3-TAB Roofing



Existing
NORTH ELEVATION
'/4 = 1'



EXISTING
WOOD SIDING

AREA TO BE DE-CONSTRUCTED
AND DEMOLISHED

GARAGE

Deck

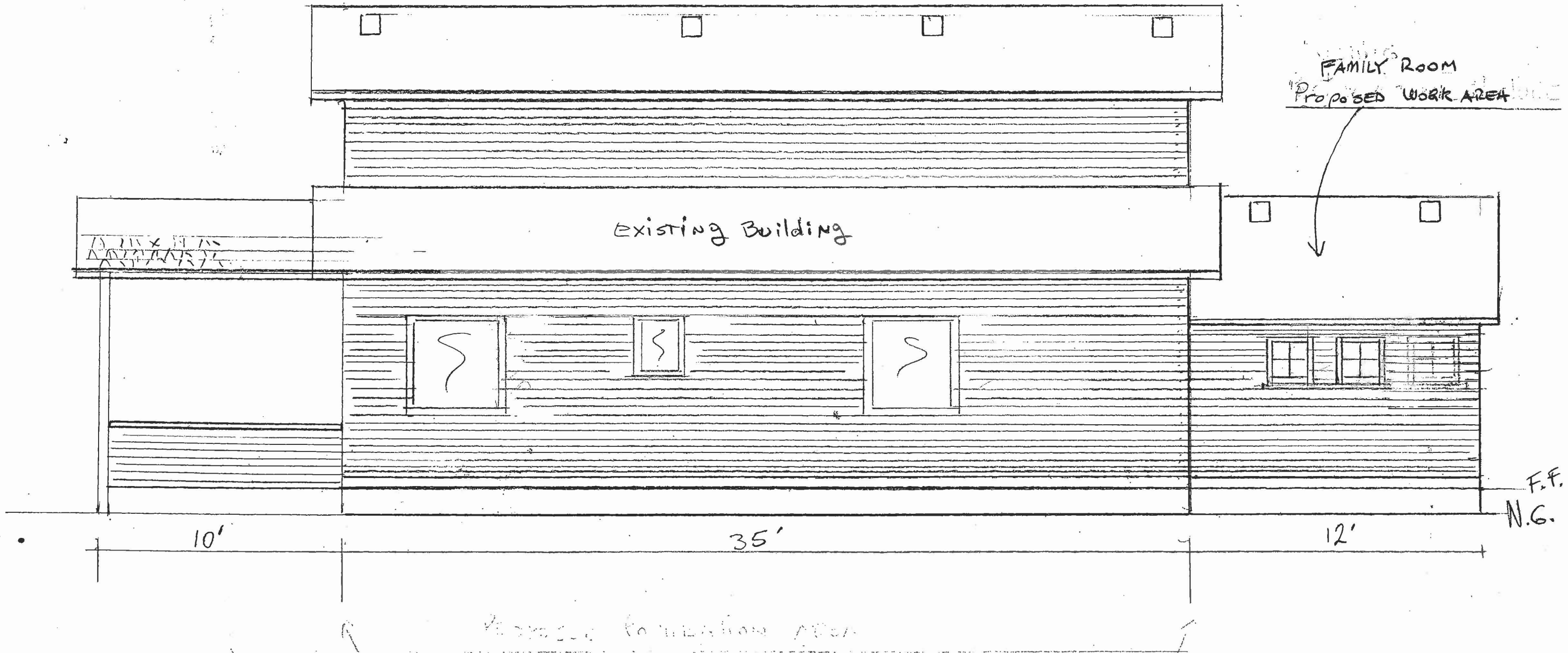
5'8"
6'5"

4' 16' 4'

N.G.

EXISTING
EAST ELEVATION (REAR)

1/4" = 1'



FAMILY ROOM
Proposed WORK AREA

Existing Building

10'

35'

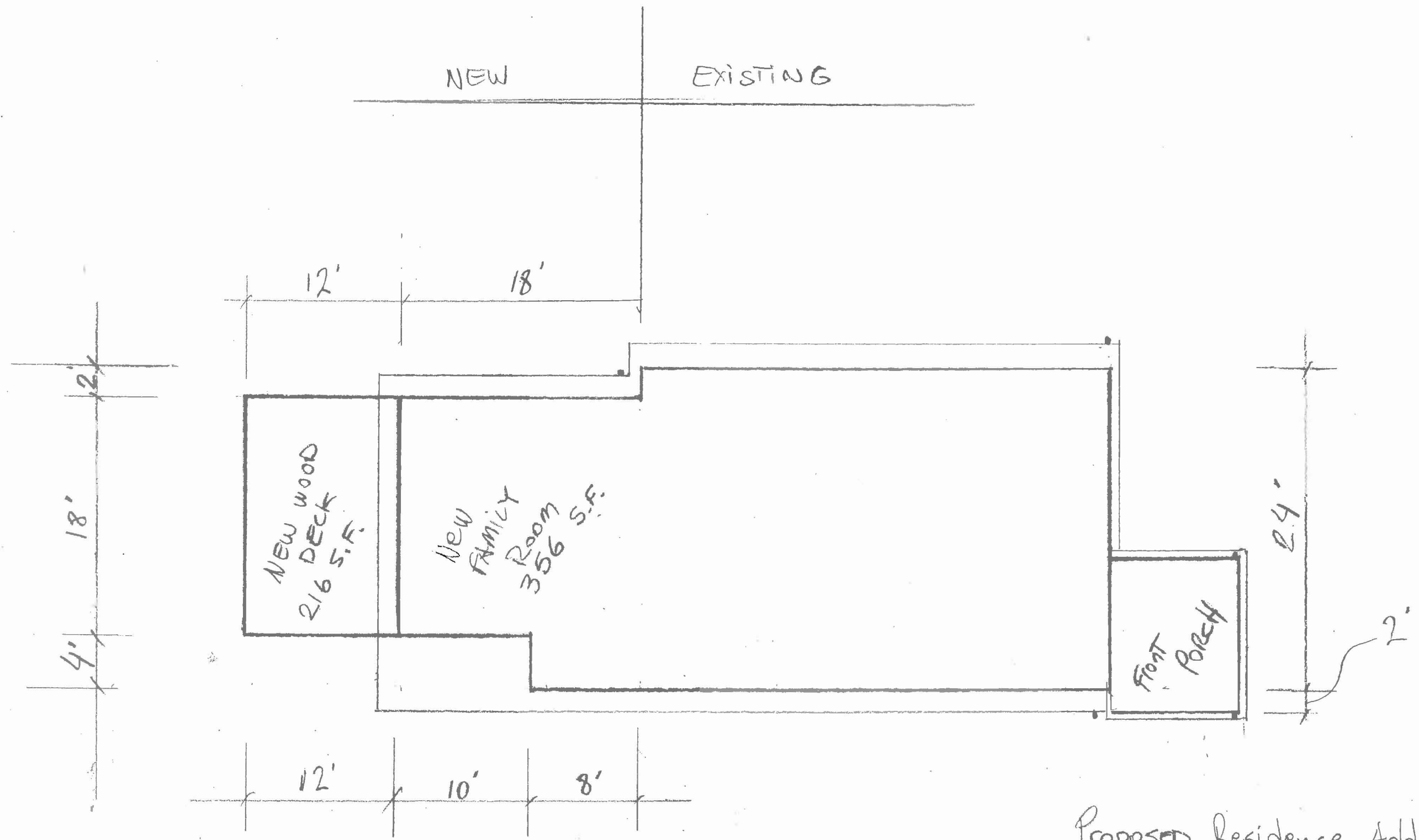
12'

F.F.
N.G.

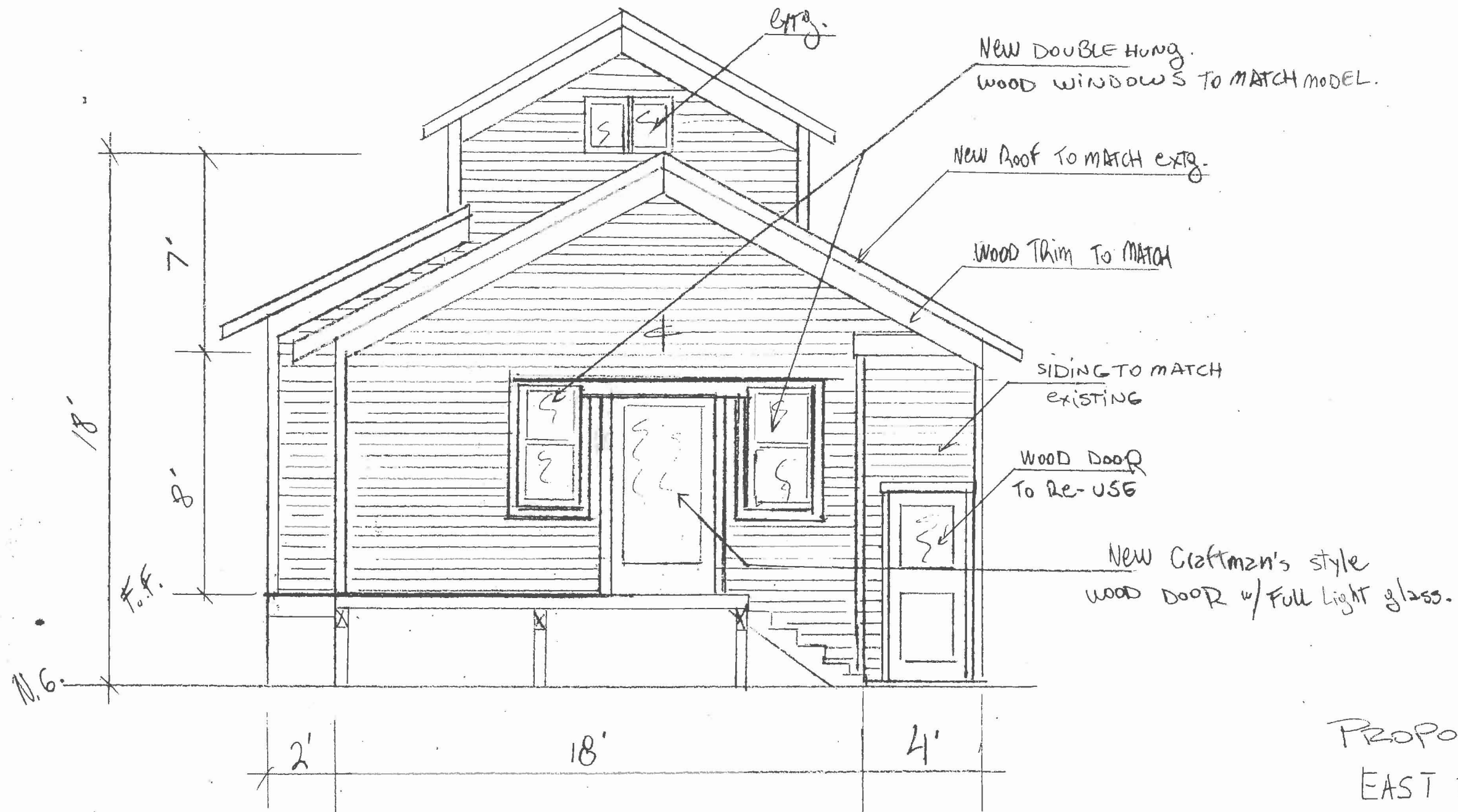
Proposed foundation area

Existing
SOUTH ELEVATION

1/4" = 1' : scale.



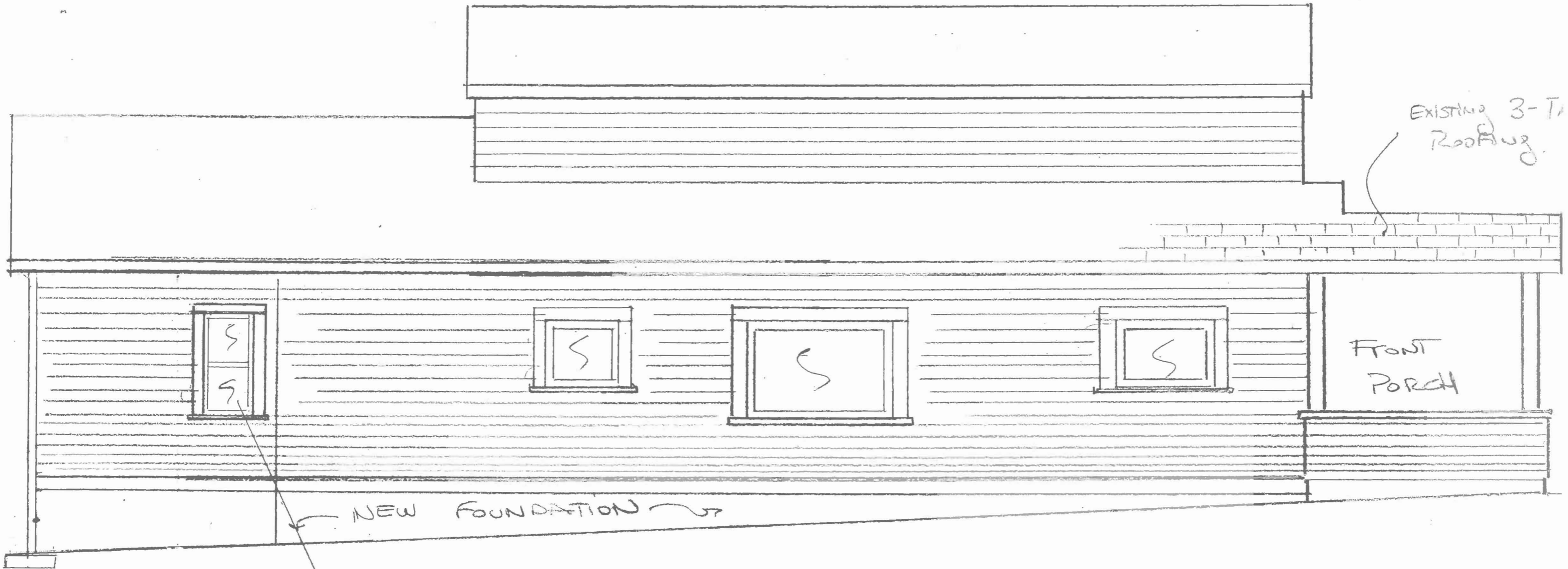
Proposed Residence Addition
 1/8" = 1' scale.



PROPOSED
 EAST ELEVATION (REAR)
 1/4" = 1' SCALE

PROPOSED

EXISTING



EXISTING 3-TI
ROOFING

FRONT
PORCH

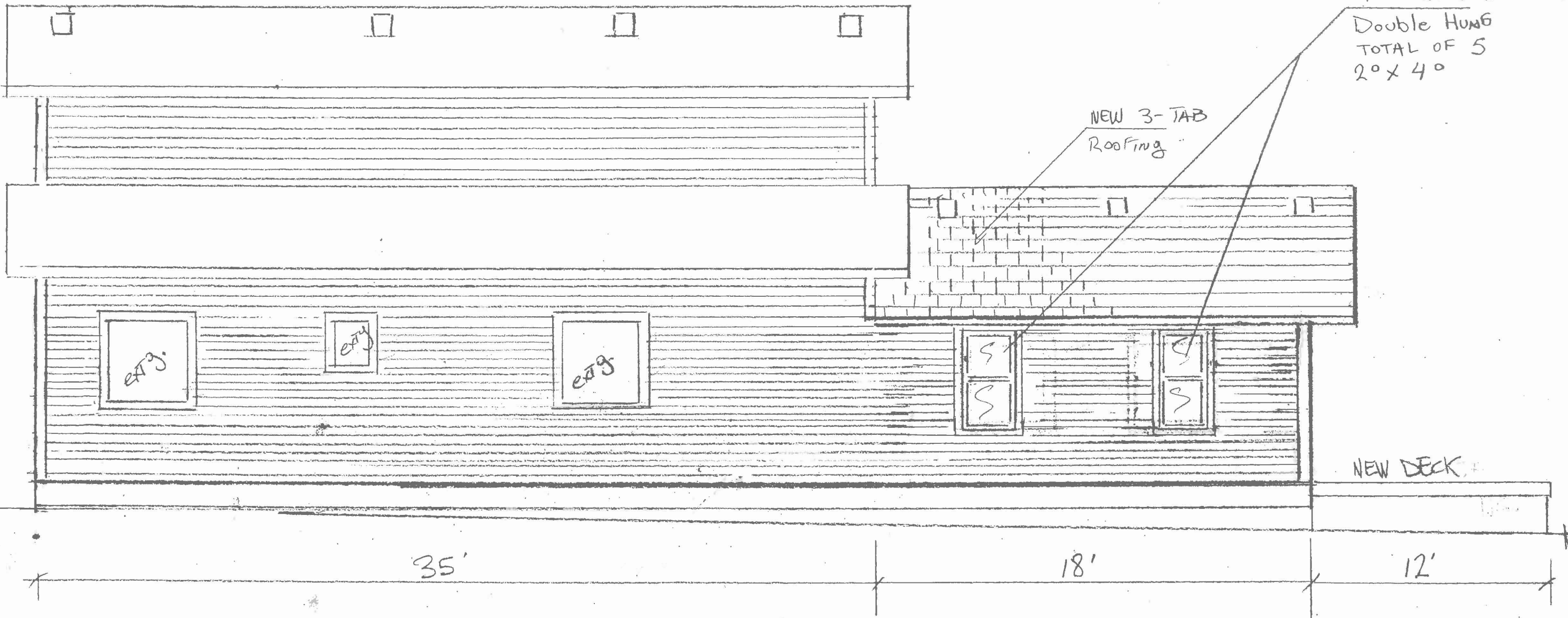
NEW FOUNDATION

NEW WOOD WINDOW
20x40 Double Hung

PROPOSED NORTH ELEVATION
1/4" = 1' scale

EXISTING

PROPOSED NEW ADDITION



NEW WOOD WINDOWS
Double Hung
TOTAL OF 5
20x40

NEW 3-TAB
ROOFING

NEW DECK

35'

18'

12'

PROPOSED
SOUTH ELEVATION

1/4" = 1' scale

Oregon Historic Site Form

1745 4th Ave
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1745 4th Ave apprx. addr

West Linn vcnt Clackamas County

Optional Information
 assoc addresses:
 (former addresses, intersections, etc.)
 location descr:
 (remote sites)

historic name:
 current/
 other names:

block nbr: _____ lot nbr: _____ tax lot nbr: _____
 township: _____ range: _____ section: _____ 1/4: _____
 zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5 total # eligible resources: 0 total # ineligible resources: 1

elig. evaluation: not eligible/non-contributing NR status: _____

primary constr date: 1924 (c.) secondary date: _____ (c.)
(optional--use for major addns) NR date listed: _____ (indiv listed only; see Grouping for hist dist)

primary orig use: Single Dwelling orig use comments: _____

secondary orig use: _____ prim style comments: _____

primary style: Bungalow (Type) sec style comments: _____

secondary style: _____ siding comments: _____

primary siding: Horizontal Board architect: _____

secondary siding: _____ builder: _____

plan type: Bungalow

comments/notes: large rooftop addition with porthole windows

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>COWL Willamette Historic District</u>	<u>Other (enter description)</u>
	<u>West Linn Survey- Willamette Conservation District, 2006</u>	<u>Survey & Inventory Project</u>
	<u>West Linn, Willamette Falls Neighborhood, RLS 2008, 2008</u>	<u>Survey & Inventory Project</u>

farmstead/cluster name: _____ external site #: 71
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____

ILS survey date: _____

RLS survey date: 3/17/2006

Gen File date: _____

106 Project(s)



**STAFF REPORT
FOR THE HISTORIC REVIEW BOARD**

FILE NUMBER: DR-12-02

HEARING DATE: February 21, 2012

REQUEST: Rear addition, Residing and Front Porch Alterations

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

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

Planning Director's Review 

EXECUTIVE SUMMARY

The applicant is proposing to add a rear addition, reside with a different material, and alter the front porch of the residence at 1852 4th Avenue. These alterations are subject to the approval criteria in CDC Chapter 25, Historic District.

The subject property is located on the north side of 4th Avenue between 12th and 13th Streets. It is in the City's Willamette Neighborhood, local Willamette Historic District, and the National Register Willamette Falls Neighborhood Historic District. The residence was built in 1984 and the 2006 reconnaissance level survey of the neighborhood reported its style as Neo-Colonial and classified it as not-in-period.

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

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GENERAL INFORMATION

- APPLICANT/
OWNER:** Elizabeth Smolens & Aron Helligas
- SITE LOCATION:** 1852 4th Ave.
- LEGAL
DESCRIPTION:** Clackamas County Assessor's Map 31E-02BD, Tax Lot 500
- SITE SIZE:** 5,000 square feet
- ZONING:** R-5, Single Family Residential Detached
- COMP PLAN
DESIGNATION:** Medium Density Residential
- 120-DAY PERIOD:** The application was complete on January 20, 2012. Therefore, the 120-day application processing period ends on May 21, 2012.
- PUBLIC NOTICE:** Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on January 30, 2012 and the application has been posted on the City's website. Therefore, notice requirements have been satisfied.

BACKGROUND

As previously noted, the subject property is located in the Willamette neighborhood and Willamette Historic District at 1852 4th Avenue, between 12th and 13th Streets.



Site Conditions. The lot currently accommodates a 1½ story single family house with an attached two-car garage and was constructed in 1984. The property was included in the 2006 Reconnaissance Level Survey of the Willamette Falls Neighborhood Historic District. The survey form is attached as Exhibit HRB-4.

The residence has a side gabled roof with a front facing dormer window. The attached garage has a front facing gable and a window in the gable end. Below the dormer window, there is an existing porch with Neo-Colonial fluted columns. The porch is one-half the length of the front elevation and the attached garage comprises the remainder of the front elevation. The Sanborn maps do not show a house or other structure on this property.



Front elevation



Rear and side elevation



Rear yard, proposed location of addition



Rear yard screening/vegetation

Project Description. The applicant is proposing to add a rear addition, reside the house, and alter the front porch. For the rear addition, the applicant is proposing an 11 x 19 ft. addition with paired windows on the east and west elevations and single-lite French doors. Currently, the house is sided with vinyl siding and the applicant is proposing wood shingles. The porch alterations include a false arch over the entry and left bay, new square columns with wood trim, and a wood railing. The applicant is also planning on removing the diagonal trim on the garage to square the overhead door opening.

Surrounding Land Use. The parcel is surrounded by residential properties. Those on the north side of Fourth Avenue are zoned R-5, while those on the south are zoned R-10.

DIRECTION FROM SITE	LAND USE	ZONING
North	Single-family residential detached and duplex	R-5
East	Single-family residential detached and duplex	R-5
South	Single-family residential detached	R-10
West	Single-family residential detached and duplex	R-5



Public comments. To date, staff has not received any comments from the public.

ANALYSIS

CDC Chapter 25, Historic District applies to this project, specifically Sections 25.060, 25.070, 25.080, and 25.150.

The applicant is proposing two changes that trigger Section 25.150, Design Modification Procedures. The first is a two-foot modification from the rear yard setback requirement in 25.070 B, and the second is a modification from the siding requirements in Section 25.050 J. Section 25.150 Design Modification Procedures specifies the requirements for a modification. Unlike other areas of the City, Chapter 75, Variances, does not apply in the Willamette Historic District.

RECOMMENDATION

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

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-3.

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
 - Public works permit: contact Pat in Engineering at (503) 723-5501 or prich@westlinnoregon.gov
 - On-Site Utilities: contact the Building Division at (503) 656-4211, inomie@westlinnoregon.gov. (Electrical permits are through Clackamas County, not the City of West Linn.)
 - Building permit: contact the Building Division at (503) 656-4211, inomie@westlinnoregon.gov.
 - Final inspection, for occupancy: Call the Building Division's Inspection Line at (503) 722-5509.

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR-12-02

CHAPTER 25, HISTORIC DISTRICT

25.060 CRITERIA FOR EXTERIOR ALTERATION AND NEW CONSTRUCTION

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

FINDING NO. 1: The applicant's proposal will be reviewed by the Historic Review Board. Staff finds that the value, significance, physical condition, compatibility, and aesthetic impacts of this not-in-period residence have been considered and will be impacted as little as possible. The impacts of the proposed changes to contributing residences in the district have also been considered. 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: Criterion 1 does not apply to the rear addition. For #2, the proposed rear addition will not decrease the existing side yard setback, which is 7.5 feet to the west and approximately 7.5 feet to the east. Criterion 3 does not apply. For #4, the lot depth is 100 feet, and the rear of the proposed structure will be approximately 18 feet from the rear lot line, two feet less than the required 20 feet. See Finding No. 13 for Criterion 4, which the applicant is requesting a modification from. Criterion 5 does not apply. For #6, lot coverage, the total is approximately 34 percent, less than the 50 percent permitted. Criteria 1 and 2 are met.

D. Building height. (Note: Buildings in Willamette Town vary in height; most evident are one and one-half story Victorians and bungalows. Some buildings reach two stories, and there are several single-story structures as well.)

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

FINDING NO. 3: Criteria 2-4 do not apply. The proposed addition will be approximately 18 feet from grade. The lot gently slopes to the south. The peak of the gable on the addition is approximately the same height as the gable on the garage. The addition will not compromise the character of the front elevation or the scale of the residence. It will also not significantly modify the

mass of the house as seen from the right-of-way. With screening, the addition will be minimally visible from the right-of-way in the alley. It will not be visible from the 4th Avenue or 12th Street rights-of-way. 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. 4: For #1, the proposed rear addition is 19 feet, less than the maximum permitted. Criteria 2-4 do not apply. The applicable criterion is met.

G. Horizontal additions.

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

FINDING NO. 5: The scale and proportion of the proposed addition, including the proposed entry and windows are visually compatible with the architectural character of the not-in-period residence. The proposed addition maintains the roof pitch and architectural features of the original section of the residence. It has a compatible scale, similar materials and window and door openings that are proportional to the original section of the residence.

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. 6: The applicant is proposing casement windows that are a composite material, Fibrex. The size and scale of the windows are compatible with the existing residence. The residence is not historic. The proposed windows are compatible with the massing, size, scale and architectural features of residence. The trim is not identified and staff recommends adopting the condition stating that the trim on the windows shall be at least four and one-half inches wide or match the existing trim on the residence. Criteria 2, 4, and 5 do not apply. The applicable criteria are met.

- I. Entryways. Porches are a key architectural feature on most homes in Willamette Town. Frequently, the porch and entryway creates a dominant architectural feature on the main facade. On corner lots, the entry usually faces the east-west avenues. Front doors are often notably detailed; many contain glass panes or carvings. Standards:*
 - 1. Buildings shall have a permanently protected entry. Awnings are not permanent protection.*
 - 2. All main entrances should face the avenues.*
 - 3. Flush (flat) doors are prohibited.*
 - 4. Doors with windowed areas are recommended. Front porch enclosure of any dwelling unit may not be enclosed. Back porches may be enclosed.*

FINDING NO. 7: There is a single entry on the proposed addition. The applicant is proposing French doors made of a composite material, Fibrex, which is also proposed for the windows. The doors each have a single lite. The applicable criteria are met.

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

FINDING NO. 8: Currently, the residence has vinyl siding and the applicant is proposing to replace the vinyl siding with wood shingles. This does not meet Criteria 1 and 2 which state that horizontal wood siding shall be the primary exterior finish and that shingles should only be used in conjunction with horizontal wood siding. See Finding No. 13 pertaining to the modification that the applicant is seeking.

- 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. 9: The proposed roof pitch on the addition is 9:12, which complies with the criteria, and it is the same pitch as the original residence. The shingles will be asphalt composition to match the existing roofing. 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. 10: The proposed addition is 209 sq. ft. Per the massing calculations above, the existing residence, including the attached garage, is 1,784 sq. ft. The addition increases the square footage to 1,993 sq. ft. Per the Clackamas County Assessor's Office, and not including the basements (included in the applicant's submittal), the adjacent properties are 1,832 sq. ft. (1808 4th Ave.) and 1,358 sq. ft. (1862 4th Ave.). The average of these two is 1,595 sq. ft. and 125% of this average is 1,994 sq. ft. The proposed addition would not increase the residence to more than 125% of the adjacent residences. The criterion is met.

25.080 ADDITIONAL ARCHITECTURAL SPECIFICS FOR NEW CONSTRUCTION AND REMODELING

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

- A. *Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic (i.e., original) materials or distinctive architectural features should be avoided when possible.*
- B. *Houses and other structures shall be recognized as products of their own time. Alterations that have no historical basis or which seek to create an earlier appearance shall be avoided.*
- C. *Distinctive stylistic features, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored, if possible.*
- D. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible.*
- E. *In the event replacement is necessary, new materials should match the material being replaced in composition, design, color, texture, and other visual qualities.*
- F. *Alterations to the rear of a house, or to other portions not visible from the public right-of-way (exclusive of alleys), need not adhere to the design standards contained herein.*
- G. *Contemporary designs for alterations and additions would be acceptable if the design respects the building's original design, and it is compatible with the original scale, materials, window and door opening proportions of the structure.*
- H. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure could be restored.*

FINDING NO. 12: The proposed changes will not seek to create an earlier appearance. They will improve the aesthetics of the residence, but it will remain distinguishable from the historic residences in the neighborhood. The proposed addition is compatible with the scale, materials, and

window and door opening proportions of the original residence. In addition, the proposed addition is also compatible with the scale, materials, and window and door opening proportions of the historic residences in the neighborhood.

25.150 DESIGN MODIFICATION PROCEDURES

- A. *When an alternative(s) to the standards of this chapter is proposed, the decision making body (e.g., Historic Review Board) may grant a design modification in those cases where at least one of the following criteria is met:*
1. *The applicant can demonstrate by review of historical records or photographs that the alternative is correct and appropriate to the architecture in the Willamette Historic District of West Linn in 1890 – 1930 or is appropriate to the specific style of architecture proposed with no negative impacts to adjacent homes and the Historic District. Negative impacts shall be defined as loss of sunlight, loss of privacy compared to a design per this code, inappropriate scale or mass which visually overwhelms or is not deferential to the adjacent structure, particularly if it is a primary structure, etc.*
 2. *The applicant is incorporating exceptional 1890 – 1930 architecture into the building which overcompensates for an omission. The emphasis is upon superior design, detail, or workmanship which can be verified reviewing previous works of the architect or builder. There shall be no negative impacts to adjacent homes and the Historic District.*
 3. *The building placement, scale, lot coverage, setback or height fits the site and integrates well, with no negative impacts to adjacent structures and the Historic District.*
- B. *The provisions of Chapter 75 CDC, Variance, shall not apply.*

FINDING NO. 13: The applicant is requesting a modification from two of the required criteria. The first modification is to permit a rear yard setback of 18 feet rather than the required 20 feet. The second is to permit residing the house; changing it from vinyl siding to wood shingles. The standards require wood siding and permit shingles only in conjunction with wood siding.

In regards to the setback, staff finds that it satisfies (3) above. An 18' setback for the rear addition is appropriate for the site. Unlike most of the houses in the neighborhood, this residence has an attached garage that fronts 4th Avenue rather than is located in the alley (the alley loaded garages are generally located in the rear yard setback). There are no additional structures in the rear yard. At this point in time, there is also significant screening and the proposed addition will be minimally visible from the public right-of-way. In addition, the adjacent properties do not have living areas facing the addition.

For the siding, staff finds that it satisfies the following provision in (1), "the alternative is correct and appropriate to the architecture in the Willamette Historic District of West Linn in 1890 – 1930." The applicant has provided staff with examples of residences in and near the District that have shingle siding. These demonstrate that residing the house from vinyl to wood shingle is appropriate for 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-12-02 Applicant's Name Elizabeth Smolens; Aron Helligas
Development Name _____
Scheduled Meeting/Decision Date 2/21/12

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) 1/30/12 (signed) S. Shroyer
- B. Affected property owners (date) 1/30/12 (signed) S. Shroyer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 1/30/12 (signed) S. Shroyer
All

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: 2/7/12 (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) _____ (signed) _____

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

(date) _____ (signed) _____

PUBLIC NOTICE CHECKLIST

FILE NO.: DR-12-02 SITE ADDRESS: 1852 4th Ave

PROJECT MANAGER: Sara Javoronok DATE: 1/30/12

MAILING DEADLINE DATE (14)-day or 20-day (circle one): 2/7/12

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

MEETING DATE: 2/21/12

SEND TO (check where applicable):

Applicant: Name: Elizabeth Smolens & Aron Helligas Applicant Address: 1852 4th Ave

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

School District/Board _____

Division of State Lands _____

Metro _____

US Army Corps of Engineers _____

Tri-Met _____

Stafford-Tualatin CPO _____

Clackamas County _____

City of Lake Oswego _____

ODOT (if on State Hwy.
or over 40 dwelling units) _____

Dept. of Fish & Wildlife _____

Other(s): _____

Neighborhood Assn(s).
(please specify) Willamette + all

Other(s): Barry Sandholt

Other(s): _____

Windfall Construction + Design

23281 Bosky Dell

WL

Other(s): _____

Other(s): _____

Other(s): _____

Other(s): _____

CITY OF WEST LINN HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-12-02

The City of West Linn Historic Review Board (HRB) will hold a public hearing on Tuesday, February 21, 2012, at 7:00 p.m. in the Bolton Room of City Hall at 22500 Salamo Road, West Linn regarding an application for the construction of a rear addition and other proposed alterations at 1852 4th Avenue (Tax Lot 500 of Assessor's Map 31E-02BD) 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.

You have received this notice because you own property within 100 feet of this property or as otherwise required by the CDC. See the attached 100-foot radius map.

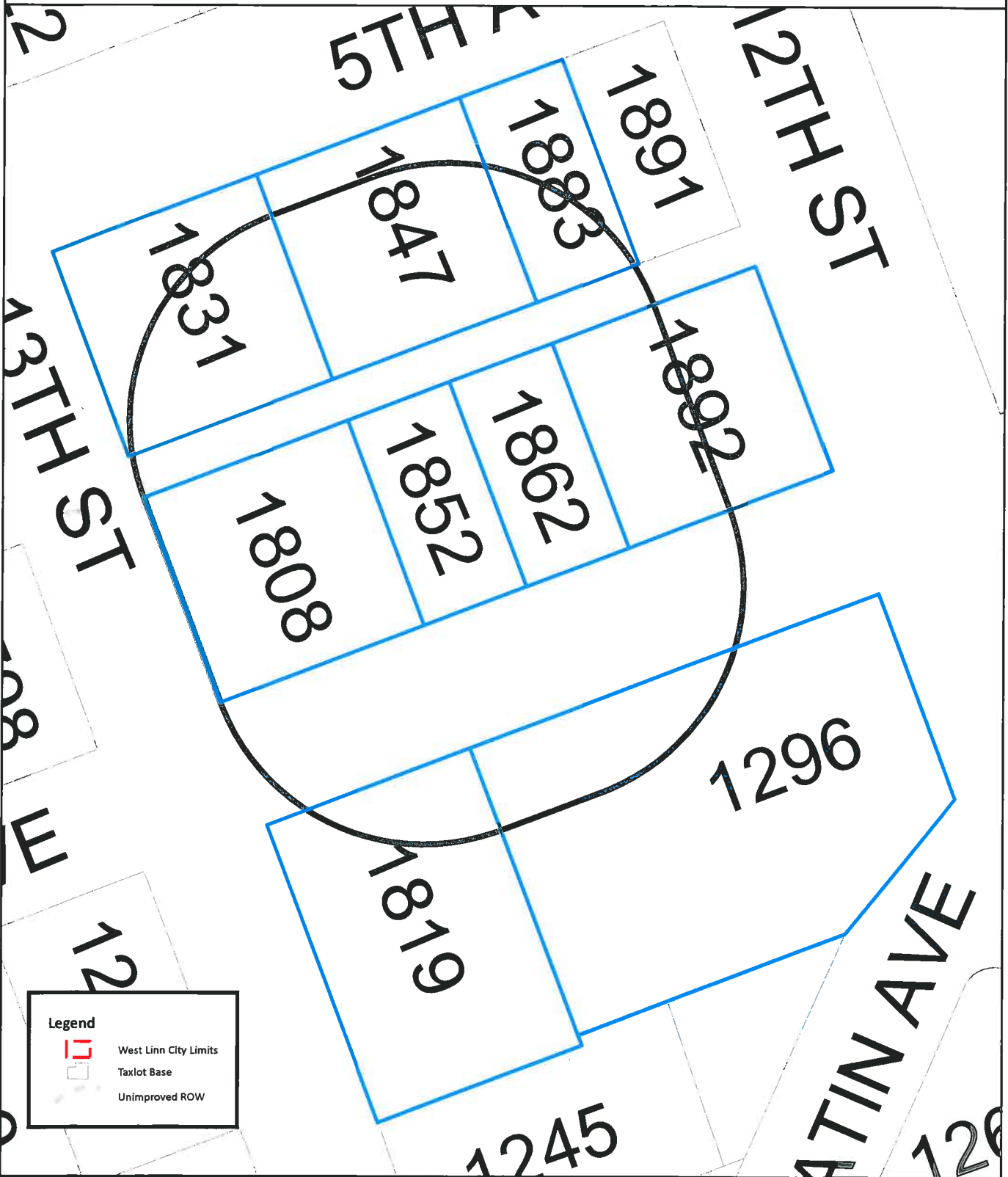
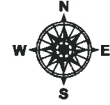
All documents and applicable criteria for DR-12-02 are available for inspection, at no cost, at the Planning Department at City Hall and also via the City's web site at <http://westlinnoregon.gov/planning/1852-4th-avenue-design-review-historic-district-addition-residing-front-porch-alterations>, or copies 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.

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
Planning Administrative Assistant

1852 4th Avenue 100' Buffer



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: Jan 26, 2012

SOPHER SONJA LEE
1883 5TH AVE
WEST LINN, OR 97068

AWALT CHARLES A
1847 5TH AVE
WEST LINN, OR 97068

OFFER JERRY D & RUTH C
1831 5TH AVE
WEST LINN, OR 97068

BRINEY MICHAEL J & MARY JILL
1808 4TH AVE
WEST LINN, OR 97068

~~KIERES ELIZABETH S~~
1852 4TH AVE
WEST LINN, OR 97068

MAYSELS CHERYL A TRUSTEE
1862 4TH AVE
WEST LINN, OR 97068

SWENSON ANN M
1892 4TH AVE
WEST LINN, OR 97068

HANES JAMES E & JUDITH D
1819 4TH AVE
WEST LINN, OR 97068

CARSON JODY & JOHN E KLATT
1296 12TH ST
WEST LINN, OR 97068

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 SMOLENS
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

WEST LINN CHAMBER OF
COMMERCE
1745 WILLAMETTE FALLS DR
WEST LINN OR 97068

Barry Sandhort
Windfall Construction & Design
23281 Bosky Dell
West Linn, OR 97068

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Sara</i>	PROJECT NO(S) <i>DR-12-02</i>	
NON-REFUNDABLE FEE(S) <i>\$100-</i>	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

- | | | |
|---|---|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal and Review (AP) *
<input type="checkbox"/> Conditional Use (CUP)
<input checked="" type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan (FP)
<input type="checkbox"/> Flood Management Area
<input type="checkbox"/> Hillside Protection & Erosion Control | <input checked="" type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment (LLA) */**
<input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Pre-Application Conference (PA) */**
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses *
<input type="checkbox"/> Time Extension *
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change |
|---|---|---|

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

Site Location/Address:
1852 4TH AVE WEST LINN OR 97068
Assessor's Map No.:
Tax Lot(s): Lot 9 block 16 Clackamas
Total Land Area: 5,000

Brief Description of Proposal: SINGLE STORY ADDITION ON REAR OF HOME, RESIDING ENTIRE HOME, FRONT PORCH ALTERATIONS INCLUDING RAILING AND NEW COLUMNS.

Applicant Name: ELIZABETH SMOLENS AND ARON HELIGAS
(please print)

503-680-6141

Address: 1852 4TH AVENUE
smolense@gmail.com
City State Zip: WEST LINN OREGON 97068
Owner Name (required): SAME AS ABOVE
(please print)

Phone:

Address:

Email:

City State Zip:

Consultant Name: BARRY SANDHORST-WINDFALL RESIDENTIAL
(please print)
PLANNING AND DESIGN

Phone: 503-638-5068

Address:

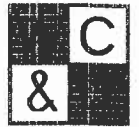
 Email: brsandhorst@gmail.com

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. 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 hard-copy set needed

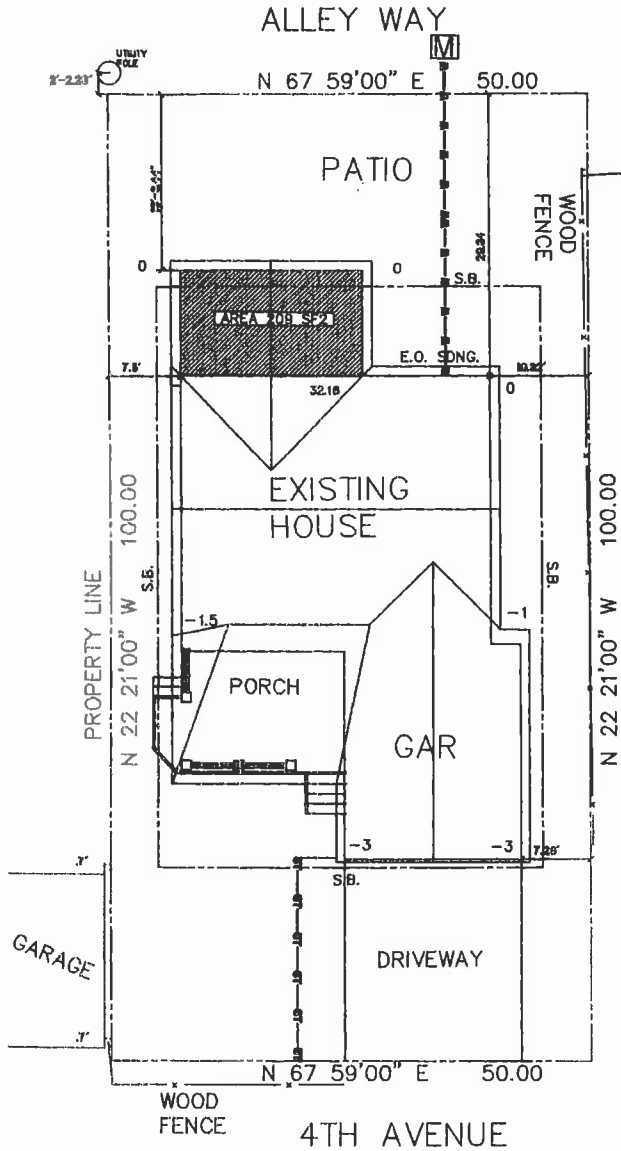
The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to 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.

<i>Elizabeth Smolens</i>	1/6/12	<i>Elizabeth Smolens</i>	1/6/12
Applicant's signature	Date	Owner's signature (required)	Date



Willard Group
& Design Firm

1852 4TH AVENUE
WEST LINN, OR 97136
503-252-7122
BARRY@WILLARD.COM



LEGAL

TL 500 WILLAMETTE FALLS
CITY OF WEST LINN
LOT SIZE 5000 SF
BLDG FTPRINT. 1702 SF
COVERAGE: 34%

LEGEND

- ST — 3" STORM LINE
- SS — 4" SANITARY SEWER
- W — 1" WATER LINE
- - - - - BLDG. ENVELOPE
- M — WATER METER
- UTILITY POLE



SITE PLAN

SCALE: 1"=20'0"

CLIENT: SMOLENS/HELLIGAS
SITE: 1852 4TH AVE.
WEST LINN OR

SHEET
S.1

SITING CALCS

LOT COVERAGE		MASSING	
Area	Square Footage SF	PROPERTY AREAS	ADDRESS
Lot	5000 SF	LEFT NEIGHBOR	1808 4TH AVE
Existing House	1493 SF	RIGHT NEIGHBOR	1862 4TH AVE
Proposed Addition	209 SF		
TOTAL	1702 SF	TOTAL	4294 SF
Coverage	34%	AVERAGE	2147 SF
Coverage Allowed	50%	ALLOWED 125%	2683.75 SF
		PROPOSED	1702 SF
			1852 4TH AVE

* Chapter 25.070.B.6 city of WL CDC



Address

1808 4TH AVE
WEST LINN, OR. 97068

Jurisdiction Information

City West Linn
Urban Growth Boundary URBAN

Building Characteristics

Sq Ft 2936
Bedrooms 3
Baths 1
Built 1916

Zoning . Contact City

Last Sale

0.00

Tax Information

Map Number (TLNO) 31E02BD00400

Parcel Number 00750903

View tax map

Est. Market Building Value 191800.00

Est. Market Land Value 97961.00

Est. Market Total Value 289761.00

Current Year Assessed Value 182254.00

Tax Code 003-002

Est. Acres 0.23

Elementary School Attendance Willamette Primary

Middle School Attendance Athey Creek Middle

High School Attendance West Linn High

For owner information contact:

Services Provided

Cable Provider City

Community Planning Organization West Linn

School District SCH 3 WLINN/WILS

Garbage Hauler West Linn Refuse & Recycle

State House District 37

State Senate District 19

Voting Precinct 131

Congressional District 5

Sewer District Tri-City Service Dist. #4

Fire District Tualatin Valley Fire & Rescue

Water District City

Natural Hazard Information

Earthquake You may be at a moderate risk.

Flood Likely not in a flood zone

Elevation Range 151 - 200

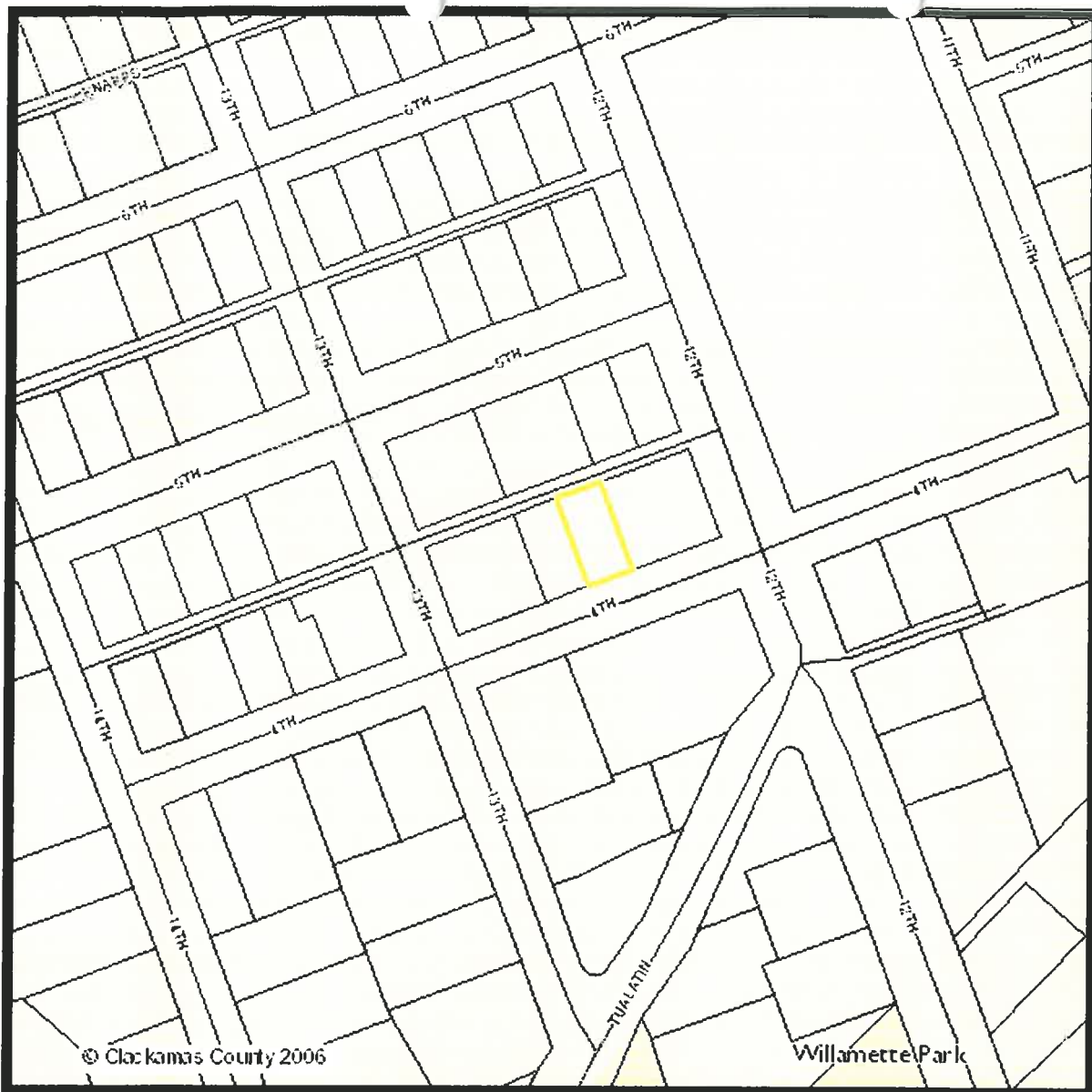
Wildfire . Your risk may be the lowest.

Soil Type WILLAMETTE SILT LOAM, WET, 0 TO 3 PERCENT SLOPES

Census Data

Tract Block Group 0207001

The information used in this application was derived from digital databases from Clackamas County's GIS. Although we strive to provide the best data we can, we sometimes use data developed by jurisdictions outside Clackamas County. Therefore, Clackamas County cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Although information from Land Surveys may have been used in the creation of this product, in no way does this product represent or constitute a Land Survey. Users of the information displayed in CMap are strongly cautioned to verify all information before making any decisions.



Address

1862 4TH AVE
WEST LINN, OR. 97068

Jurisdiction Information

City West Linn
Urban Growth Boundary URBAN

Building Characteristics

Sq Ft 1358
Bedrooms 2
Baths 1
Built 1900

Zoning · Contact City

Last Sale

2002-07-09 183000.00

Tax Information

Map Number (TLNO) 31E02BD00600

Parcel Number 00750921

View tax map

Est. Market Building Value 91830.00

Est. Market Land Value 83891.00

Est. Market Total Value 175721.00

Current Year Assessed Value 109127.00

Tax Code 003-002

Est. Acres 0.11

Elementary School Attendance Willamette Primary

Middle School Attendance Athey Creek Middle

High School Attendance West Linn High

For owner information contact:

Services Provided

Cable Provider City

Community Planning Organization West Linn

School District SCH 3 WLINN/WILS

Garbage Hauler West Linn Refuse & Recycle

State House District 37

State Senate District 19

Voting Precinct 131

Congressional District 5

Sewer District Tri-City Service Dist. #4

Fire District Tualatin Valley Fire & Rescue

Water District City

Natural Hazard Information

Earthquake You may be at a moderate risk.

Flood Likely not in a flood zone

Elevation Range 151 - 200

Wildfire Your risk may be the lowest.

Soil Type WILLAMETTE SILT LOAM, WET, 0 TO 3 PERCENT SLOPES

Census Data

Tract Block Group 0207001

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25.070

B. Siting

Front and side yard are not a part of this analysis since they do not figure into the Setback requirements. Regarding the rear yard:

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.

My site plan show that you do NOT meet this criteria since your rear SB is 18 +/-.

6. Lot Coverage

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.

I have included the following calculations for siting:

https://docs.google.com/spreadsheets/ccc?key=0ArXlpC5jXFibdGU4Q0JpRFpDYIk5eUhhV0ZC OXIMN2c&hl=en_US#gid=0

My figures show that your Total Area meet or exceed the requirements

C. Parking. N/A

D. Building height. No Changes

E. Building shapes and sizes. (See Spreadsheet for massing calcs)

F. Signs and lighting. N/A

G. Horizontal additions. N/A

H. Windows

I. Entryways. No changes

J. Siding and exterior finish.

2. Shingles should only be used in conjunction with horizontal wood siding.

K. Roofscape. Standards: Your roof: 9/12

1. Roofs shall have a pitch of at least 8:12

2. Roofing materials should be asphalt composite shingles.

L. Massing See Spreadsheet

M. Foundations and basements. Note: Foundation faces rear no exp requirement.

25.080 ADDITIONAL ARCHITECTURAL SPECIFICS FOR NEW CONSTRUCTION AND REMODELING

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.

Notes: I would say that sidewall shingles respect the original design but not the original material (vinyl) which in this case is a plus.

This concludes the study of the development code as it applies to your residence/project. Let me know if you have any questions or concerns.



SONY DSC-H90V Focal Length: 14.3mm 1/100s f/4.5 ISO: 180

WFD



SONY DSC-H90V Focal Length: 12.3mm 1/125s f/4.5 ISO: 125

WFD



SONY DSC-H90V Focal Length: 6.0mm 1/60s f/4.5 ISO: 125

WFD



SONY DSC-H90V Focal Length: 6.0mm 1/100s f/4.5 ISO: 125

6th Ave

Site Address: 1852 4th Avenue

Owner: Elizabeth Kieres

Historic Review Board Design Modifications Review

This is a primary residence built as an in-fill property in 1984 and is classified as a non-contributing structure within the Willamette Historic District. The proposed remodel for the home will include the addition of a single story room off the rear of the home, new siding and some redesign of the front porch. What we are proposing is a slight reduction in the rear setback to provide for a minimum addition length deemed reasonable for the proposed space. We are proposing to update the front porch design, replacing "Greek" style columns with more historically appropriate ones, adding rails to the porch, removing vinyl siding and replacing with paint/stained wood shingles.

The rear set back required per CDC is currently 20'. The set back of the home is approximately 29' and the homeowner is proposing an 11x19 addition which will reduce the rear set back to approximately 18' which translates to a 9% reduction to the rear setback. According to the CDC 25.150: "the decision body HRB (Historic Review Board) may grant a design modification in those cases where at least one of the following criteria is met":

25.150 DESIGN MODIFICATION PROCEDURES

1. The applicant can demonstrate by review of historical records or photographs that the alternative is correct and appropriate to the architecture in the Willamette Historic District of West Linn in 1890 - 1930 or is appropriate to the specific style of architecture proposed with no negative impacts to adjacent homes and the Historic District. Negative impacts shall be defined as loss of sunlight, loss of privacy compared to a design per this code, inappropriate scale or mass which visually overwhelms or is not deferential to the adjacent structure, particularly if it is a primary structure, etc.

- Granting this addition and remodeling does not negatively impact adjacent homes in the historic district as it is one level and will not be seen by any other home due to hedges and fencing at the sides and rear of the property. The home is also buffered by an alley creating an additional 10' buffer to the rear of the home. The home owner believes that the project design changes to the front of the home will only enhance the property value, and improve the street appeal to benefit the home and neighborhood.

2. The applicant is incorporating exceptional 1890 – 1930 architecture into the building which overcompensates for an omission. The emphasis is upon superior design, detail, or workmanship which can be verified reviewing previous works of the architect or builder. There shall be no negative impacts to adjacent homes and the Historic District.

- The applicant is incorporating exceptional 2011 design strategies to honor the cottage style of this home while improving the overall look of the home from its current disrepair. We propose to replace very tired vinyl siding with a more esthetically pleasing and historically prevalent material...wood shingles. We propose a more historical style trimming and wood windows.

3. The building placement, scale, lot coverage, setback or height fits the site and integrates well, with no negative impacts to adjacent structures and the Historic District.

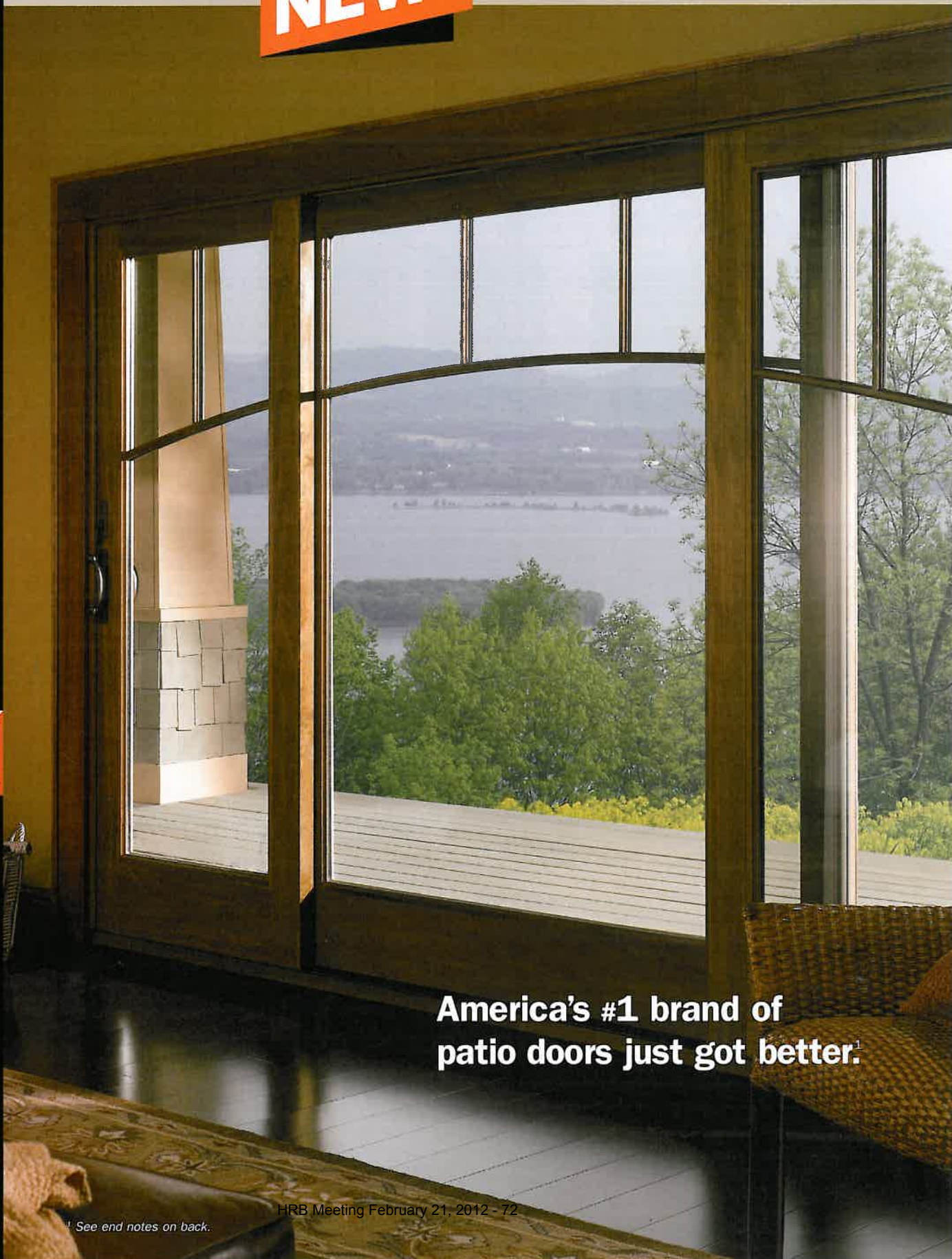
- The 2' setback variance for the addition is the only part of the project which does not comply with the current CDC setback requirement. Granting this addition and remodeling does not negatively impact adjacent homes in the historic district as it is one level and will not be seen by any other home due to hedges and fencing at the sides and rear of the property. The home is also buffered by an alley creating an additional 10' buffer to the rear of the home. The use of wood shingles to replace vinyl siding is thought to be the most appropriate material to honor the cottage style of the home while complying with the "wood" requirement of the historic district code. The wood windows with divided lights will be a vast improvement over sliders to honor the cottage style while complying with the historic district code emphasizing wood (preferred) windows when possible.
- The homeowner believes that while honoring the character of this cottage style home she will be improving the overall impact that this home has within the historic district. The "quaintness" and uniqueness of the cottage style is seen throughout the district in multiple homes and can be incorporated to bring this 1984 built home up to the standards of the historic designs seen within the neighborhood.
- Power point presentation of shingled homes in Willamette.
- Materials review.

A⁺SERIES

Patio Doors

NEW!

More Exterior Colors
Architecturally Inspired Exterior Trim
Pre-finished Stained Interiors



WINDOWS • DOORS
Andersen[®]

America's #1 brand of patio doors just got better.†

Introducing the all-new Andersen® A-Series patio door.

Add style and comfort to your home with classic beauty and state-of-the-art performance. Andersen® A-Series doors make it easy to achieve any architectural style for your home with new design options, including many color choices, complementary exterior trim and pre-finished wood interiors. And when it comes to performance, A-Series patio doors operate effortlessly, maintain their beauty over time,² and provide energy efficiency that helps save money and keeps you comfortable no matter what Mother Nature is doing outside.

Beauty is in the details.

Choose from **11** exterior colors.

Add complementary exterior trim.

Choose from unfinished or pre-finished natural wood interiors.

Select beautiful hardware, grilles, between-the-glass art glass, and much more.

Custom sizing makes it easy to replace any existing patio door.

See design selections inside.

LEFT: Door in Sandtone color with 4 ½" flat trim and 3 ¾" cornice top in Canvas color.

RIGHT: Hinged inswing pine door with Mocha interior finish and Encino® Distressed Bronze hardware with Arts and Crafts art glass.

See end notes on back.



3-panel, center-fixed, gliding door in Cocoa Bean color with 3 1/2" flat trim and decorative drip cap in Sandtone color, Yuma hardware in Distressed Bronze and custom grille pattern.

COVER PHOTO: 3-panel, center-fixed, gliding door in pine with Cinnamon finish, Yuma hardware in Distressed Bronze and custom grille pattern.

Comfort is knowing it will last.²

Virtually Maintenance-free, Easy to Operate.

Andersen® A-Series doors and trim never need painting. They have a beautiful finish that won't flake, rot, blister, peel, pit or corrode. High-Performance™ Low-E4® glass stays cleaner longer and dries faster with up to 99% fewer water spots.³ And features like rugged hinges, ball bearing rollers, and smooth-operating hardware make A-Series doors easy to live with.



Lower Heating and Cooling Costs

A-Series patio doors not only meet or exceed all ENERGY STAR criteria, they can help save you hundreds of dollars on heating and air conditioning every year.⁴

High-Performance™ Low-E4® glass provides remarkable energy efficiency and filters harmful rays that can fade fabrics and damage furniture.



See end notes on back.

Peace of Mind

A-Series doors stand up to eight inches of rain per hour and hurricane wind speeds. They perform flawlessly after thousands of open-close tests, and endure exposure to the cold of Alaska winters and the heat of Death Valley summers.²



Tax credit up to \$1,500.⁵

A-Series patio doors can qualify for the Federal energy tax credit. Ask your sales associate for more information. See end notes on back.

Three doors with endless style options.

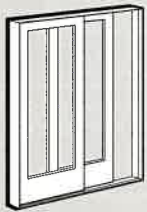
Choose from three popular doors and many configurations, options and accessories that are only available with Andersen® A-Series patio doors. A-Series doors not only give you more options, they give you the right options to easily match an existing architectural style, or create a style of your own.

Exterior views shown.

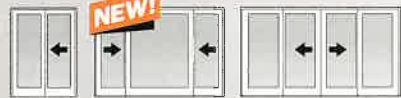
Gliding



Gliding door in Red Rock color with 3 1/2" flat, 3 5/8" cornice trim in Prairie Grass color and 4-wide, 1-high grille pattern with Gray sill.



Gliding patio doors have two or more panels, with at least one panel that glides smoothly past another door panel allowing for maximum space inside and out.



2-panel 3-panel 4-panel

Exterior views shown.

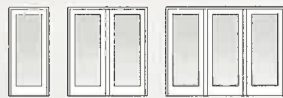
Hinged Inswing



Hinged inswing in Canvas color with brick mould trim in Terratone® color and Colonial grille pattern with Gray sill.



Inswing patio doors have at least one functioning panel that swings inward, saving room on balconies, small decks and patios.

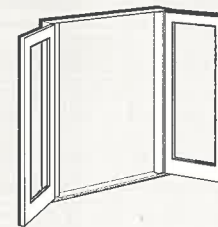


Single 2-panel 3-panel

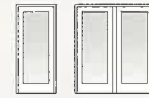
Hinged Outswing



Hinged outswing in Cocoa Bean color with 3 1/2" flat trim and diamond grille pattern with Dark Bronze sill.



Outswing patio doors have at least one functioning panel that swings outward allowing for more usable space on the inside of your room.



Single 2-panel

Transoms and Sidelights

Expand the beauty of your door and let more light into your home by putting a transom above or a sidelight beside your door. A-Series doors offer many options, including a new venting transom that allows fresh air into your home, even when keeping the door open isn't an option.



RIGHT: Inswing single-panel door with new venting transom in maple with Honey finish and Quebec Anas art glass pattern.

Transom and 3 1/2" flat exterior trim in Red Rock color with diamond grille pattern.

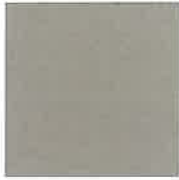


Exterior Options

Exterior Trim and Door Colors **NEW!**



White



Sandtone



Canvas



Prairie Grass



Red Rock



Black



Terratone®



Forest Green



Dove Gray



Dark Bronze



Cocoa Bean

Architectural Exterior Trim Styles **NEW!**

Create beautiful doors and achieve distinct architectural styles in a snap with Andersen® A-Series exterior trim. Choose from six profiles and 11 exterior colors — select matching colors, or use different colors to set the trim apart from your door frames. Trim snaps easily and securely into place without compromising the weathertightness of your home.

Examples of trim shown on doors with Sandtone color.

Door in Sandtone color with 3 ½" flat trim with extended top in Cocoa Bean color with Prairie Grille pattern.



2" brick mould in Canvas color



3 ½" or 4 ½" flat in Terratone® color



3 ½" or 4 ½" flat with extended top in Red Rock color



3 ½" or 4 ½" flat with decorative drip cap in Forest Green color



3 ½" or 4 ½" flat with 2" cornice top in Prairie Grass color



3 ½" or 4 ½" flat with 3 ½" cornice top in White color

















Hardware

Styles

Gliding patio doors feature a new two-point locking system that pulls the panel securely against the frame.

Hinged patio doors feature a new, intuitive three-point locking system that lets the user activate the center dead-bolt separately from the upper and lower locks.

Bold names denote finish shown.

Albany™	Tribeca®	Newbury®	Covington™	Whitmore®	Yuma®	Encino®	Anvers®
							
NEW!							
							
NEW!							
Black Gold Dust Stone White	White Stone	Antique Brass Bright Brass Brushed Chrome Oil Rubbed Bronze Polished Chrome Satin Nickel	Antique Brass Bright Brass Oil Rubbed Bronze	Antique Brass Bright Brass Oil Rubbed Bronze Satin Nickel	Distressed Bronze Distressed Nickel	Distressed Bronze Distressed Nickel	Bright Brass Oil Rubbed Bronze Satin Nickel

Finishes

											
Bright Brass	Antique Brass	Polished Chrome	Brushed Chrome	Satin Nickel	Oil Rubbed Bronze	Distressed Nickel	Distressed Bronze	White	Stone	NEW! Gold Dust	NEW! Black

Interior Options

Wood Species

Unfinished



Pine



Oak



Maple

Pre-finished Interiors **NEW!**

Stained (shown on maple wood species)



Clear Coat



Honey



Cinnamon



Russet



Mocha

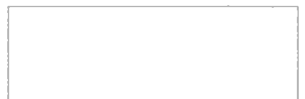


Espresso

Painted



White



Birch Bark



Primed

Naturally occurring variations in grain, color and texture make each door one-of-a-kind.

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Painting instructions present exact duplication of stains and paint colors and replication of hardware finishes. Please see your Andersen supplier for actual samples and visit www.andersenwindows.com/patldoorhardware for more details.



Hinged inswing, single-paneled painted door and Covington® hardware with Oil Rubbed Bronze finish.

A multi-point lock is standard on all doors.

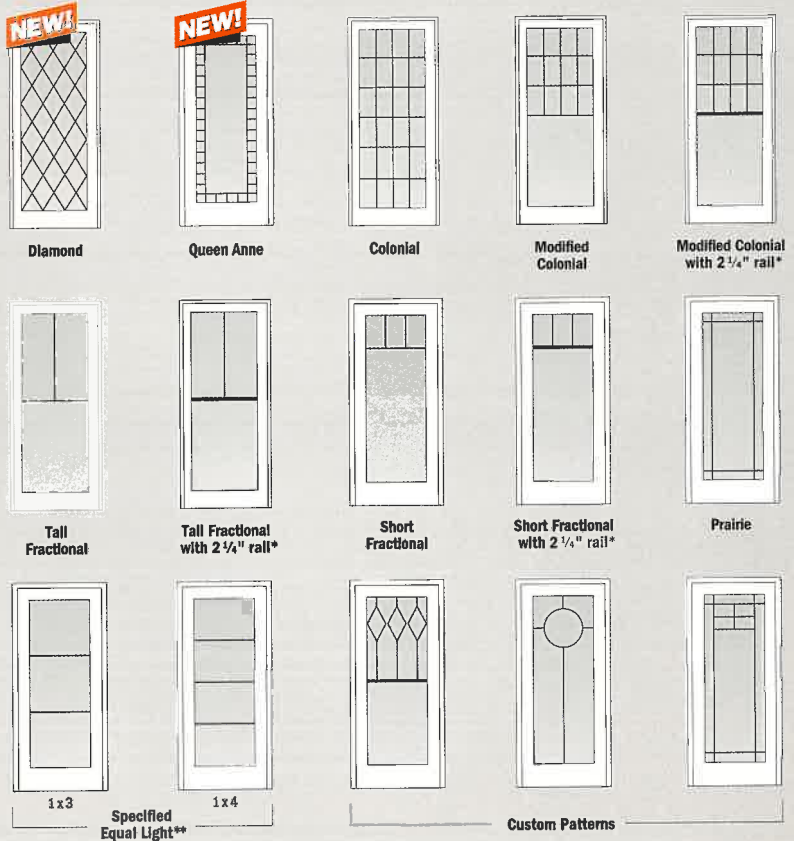


Maple gliding door with Russet finish and Anvers® hardware with Satin Nickel finish.

Divided Light

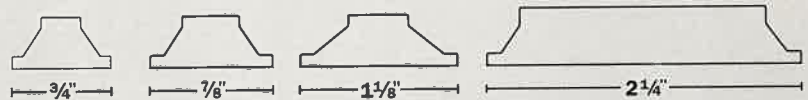
Grille Patterns

Choose from 10 standard grille patterns or create a custom design.



* Horizontal rails are also available in 7/8" and 1 1/8" custom widths.
 ** Any number of same-size rectangles across or down.

Grille Profiles (not to scale)



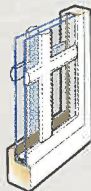
Grille Types

Full Divided Light

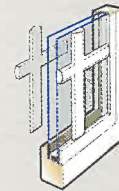


Permanent exterior, permanent interior with spacer

Simulated Divided Light

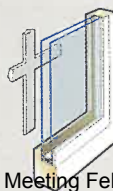


Permanent exterior, permanent interior



Permanent exterior, removable interior

Convenient Cleaning Options



Removable interior grille





Finelight™ grilles-between-the-glass

Glass and Insect Screens

High-Performance™ Low-E4® Tempered Glass

High-Performance™ Low-E4® tempered glass options stay cleaner, loosen dirt and dry faster with up to 99% fewer water spots.³

New High-Performance™ Low-E4® **SmartSun™** tempered glass provides a balance of high visibility and comfort. It rejects unwanted solar heat while allowing sunlight to stream through. It also helps protect furniture, carpets and drapes by blocking out 95% of ultraviolet rays that can cause fading. In addition it helps reduce energy consumption, leading to lower heating and cooling costs.

Low-E4®	Low-E4® Sun	Low-E4® SmartSun™
		
High energy efficiency	High energy efficiency	Maximum energy efficiency
UV protection	UV protection	Increased UV protection
Maximum visibility	Less visibility	High visibility

Between-the-glass Art Glass **NEW!**

Andersen® A-Series doors offer between-the-glass art glass, which places the decorative panel between the insulated glass panels on doors, sidelights and transoms. This provides superior protection for the art glass and makes it easy to keep clean. Choose from three design collections and customize them with colors to match your home.



Frank Lloyd Wright® Series

Victoria Design

Queen Anne Design **NEW!**

Patterned Glass

Offers beauty and a higher level of privacy. Also available in Low-E4®.



Obscure

Reed

Cascade

Fern

Insect Screens

A-Series doors offer several insect screen styles, including a new **smooth-operating, top-hung gliding option**. Retractable insect screens are available painted or with an optional wood interior.



NEW!
Single Top-Hung Gliding for hinged and gliding doors

Single Gliding for gliding and inswing doors

Single Hinged for inswing doors

Double Hinged for inswing doors

Single Retractable for outswinging and gliding doors

Double Retractable for outswinging doors



Tax credit up to \$1,500 guaranteed.⁵

A-Series patio doors with the EcoExcel package can qualify for the Federal energy tax credit.⁵ See www.andersenwindows.com/EcoExcel for more details.

Easy Installation

It's easy to order and install Andersen® A-Series patio doors. Visit www.andersenwindows.com/doormeasure to find measurement and installation tips that will help you order and install the right size door for your home.

Environmental Responsibility

Andersen products are environmentally responsible, not because we say they are, but because these organizations say so. We strictly adhere to the guidelines set forth by these nonprofit groups in order to provide products that can reduce the environmental impact of your building projects.



owner2owner™ LIMITED WARRANTY

The Andersen® limited warranty is one of the best in the business. It is non-prorated, so you can count on it for 20 years on glass and 10 years on non-glass parts. It is also fully transferable, which can add real value should you decide to sell your home. Plus, Andersen has one of the largest service networks in the industry, so help is always there if you need it.

End Notes

- ¹ Based on sales reported by Traqline, May 2009.
- ² See the Andersen Owner-to-Owner limited warranty for details.
- ³ Exterior glass pane when activated by sunlight. Comparison made to ordinary Low-E glass.
- ⁴ A study of identical homes comparing Low-E to ordinary dual-pane glass showed 25% in savings on cooling bills, 10% on heating bills. Savings may vary geographically.
- ⁵ See the Andersen Manufacturer's Certification Statement at www.andersenwindows.com for a list of products in Andersen's EcoExcel™ package and other products that meet the eligibility requirements for the tax credit under Section 25C of the Internal Revenue Code as amended by the American Recovery and Reinvestment Act of 2009. Andersen bears no responsibility in validating or obtaining the tax credit. Please consult with a professional tax advisor or the IRS. Andersen guarantees only that products will meet the tax credit performance criteria. Andersen expressly disclaims any responsibility for determining whether a particular purchase or application meets the other criteria necessary to qualify for the tax credit. Further, Andersen does not intend to and is not providing legal or tax advice and recommends that purchasers consult their own tax advisor to determine whether the products they purchase for a particular application qualify for the tax credit.

For more information visit www.andersenwindows.com or call 1-800-426-4261

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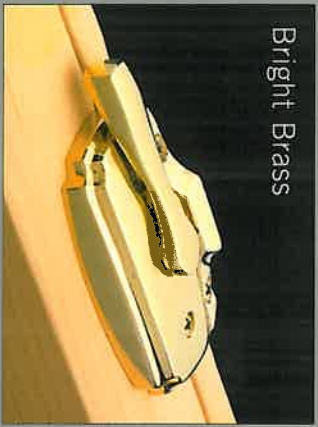
HRB Meeting February 21, 2012 - 79



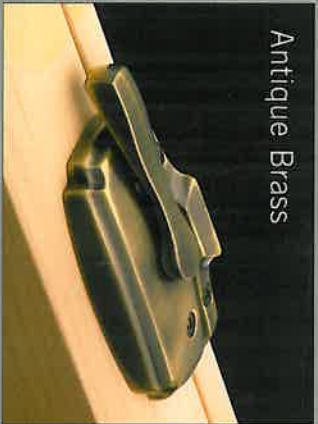
Come home to Andersen.

Estate™ Collection

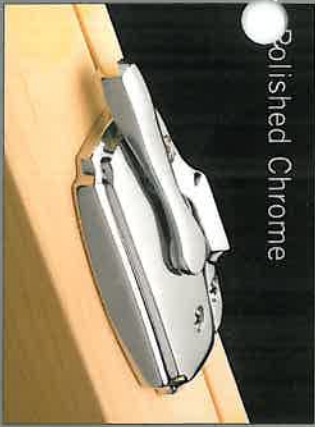
Bright Brass



Antique Brass



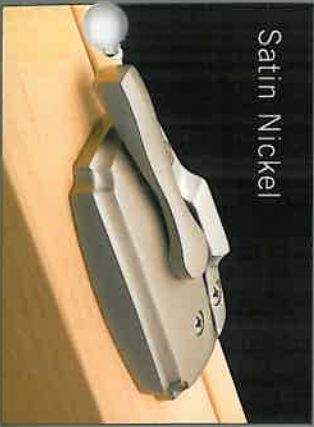
Polished Chrome



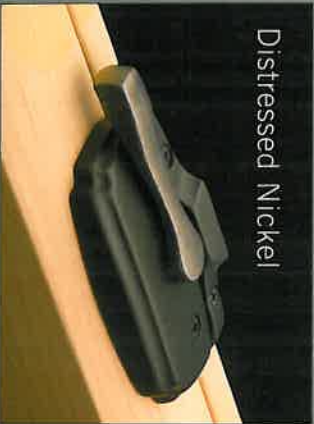
Brushed Chrome



Satin Nickel



Distressed Nickel



Oil Rubbed Bronze



Distressed Bronze



NEW Hardware Finishes

The new Estate™ Collection of hardware offers you a selection of eight distinctive metal finishes.

Available on all window styles, Estate hardware is forged from solid brass, not stamped, to withstand the test of time.*

- Brass, nickel and chrome finishes feature special coatings that seal the desired finish, providing tarnish and corrosion protection for years to come.*

- Bronze hardware has a "living" finish where the patina grows more beautiful over time.

Make a beautiful window

extraordinary.



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renewal
BY ANDERSEN™

*See the limited warranty for details.

renewalbyandersen.com







Let your creativity soar...

Add eight new Estate™ Collection hardware finishes (plus standard white, canvas, or stone hardware) to our wide choice of window colors and grille styles and you have a wealth of options to customize your windows.

Enhance. Use hardware to enhance the beauty of any room. Match other finishes in your home—such as choosing brushed chrome for the kitchen and antique brass in the living room.

Design. Don't just replace your windows, make them better. With so many design options, you can create the windows you've always wanted with the design features that are right for you and your home.

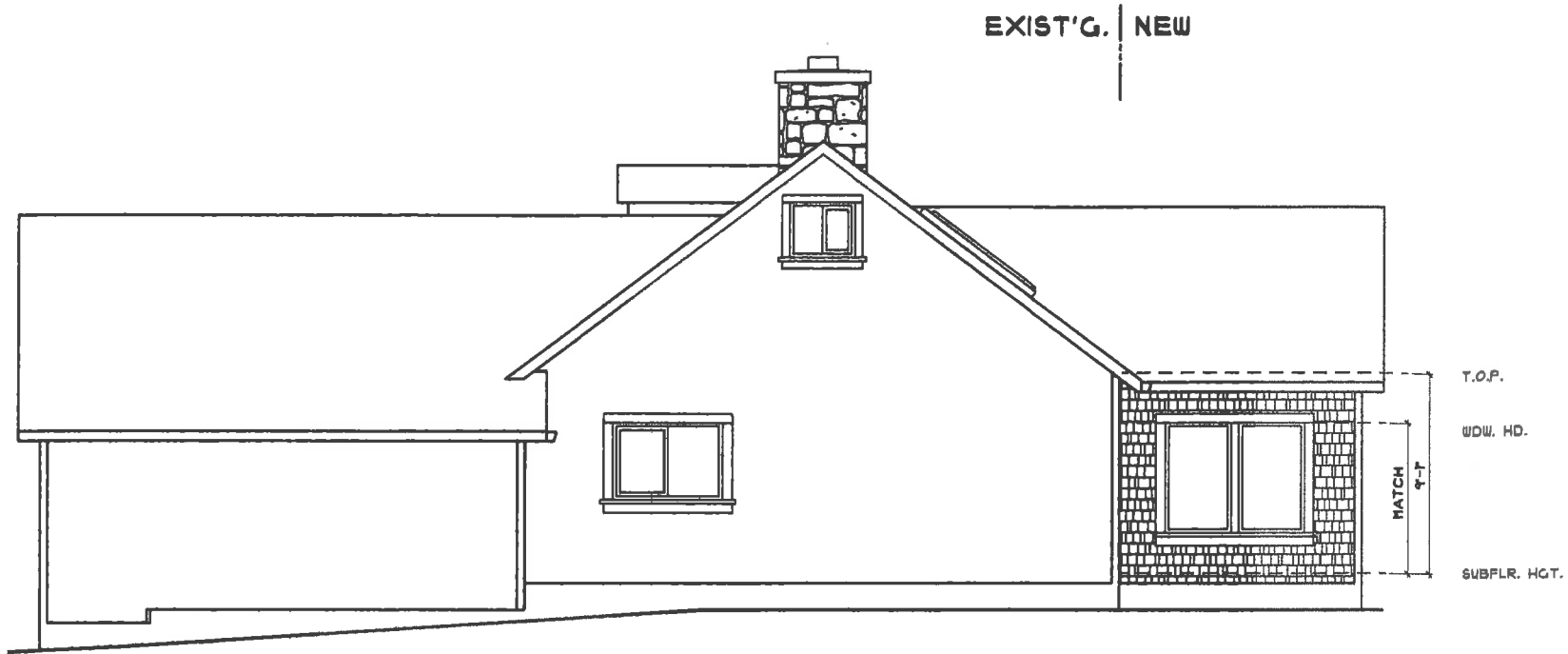
Casement and Awning Window Hardware

- 
 - **Standard hardware**
Standard on casement and awning windows
- 
 - **Metro™ hardware**
Optional—Folding operator handle
- 
 - **Compact hardware**
Optional—Low interference with window treatments
- 
 - **Metal T-handle**
Optional—Small operator handle

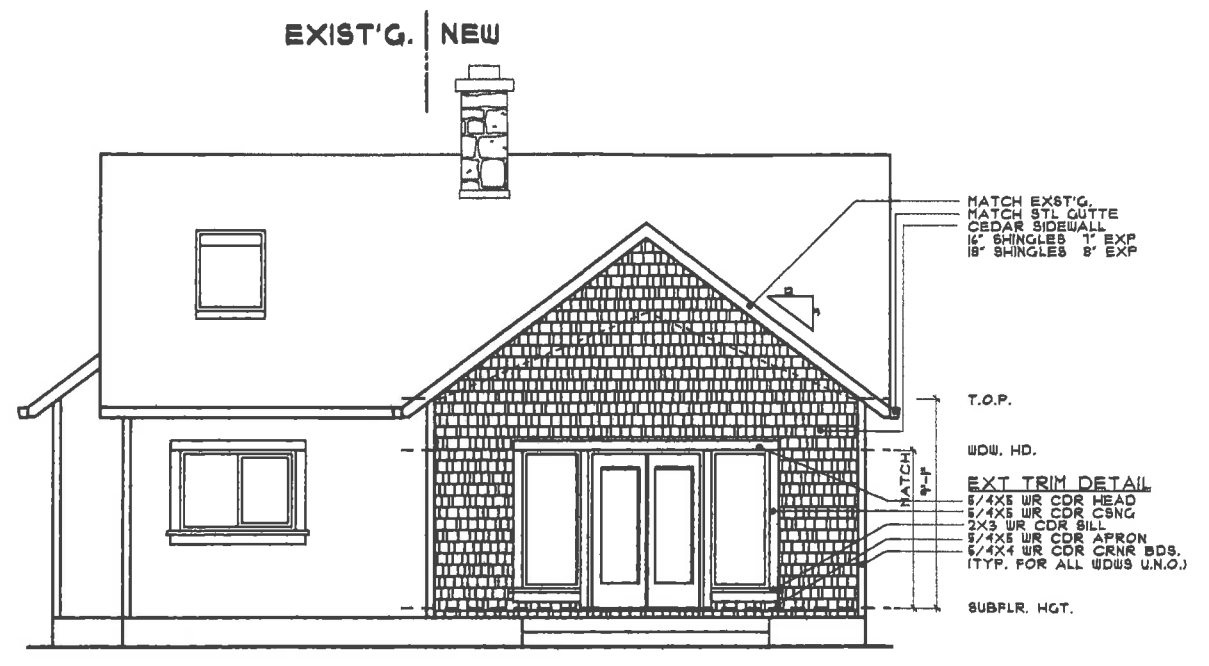
Standard Finishes



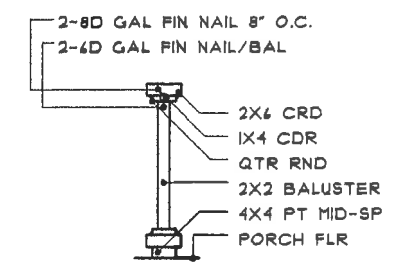
RECEIVED
 JAN 6 2012
 PLANNING & BUILDING
 CITY OF WEST LINN
 INT. TIME



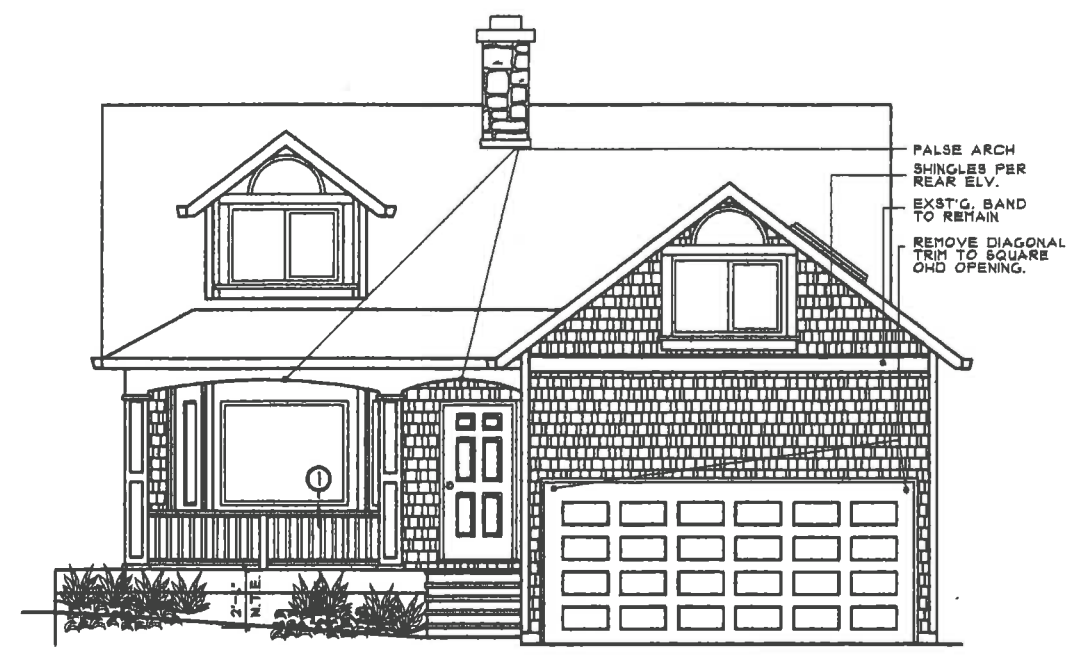
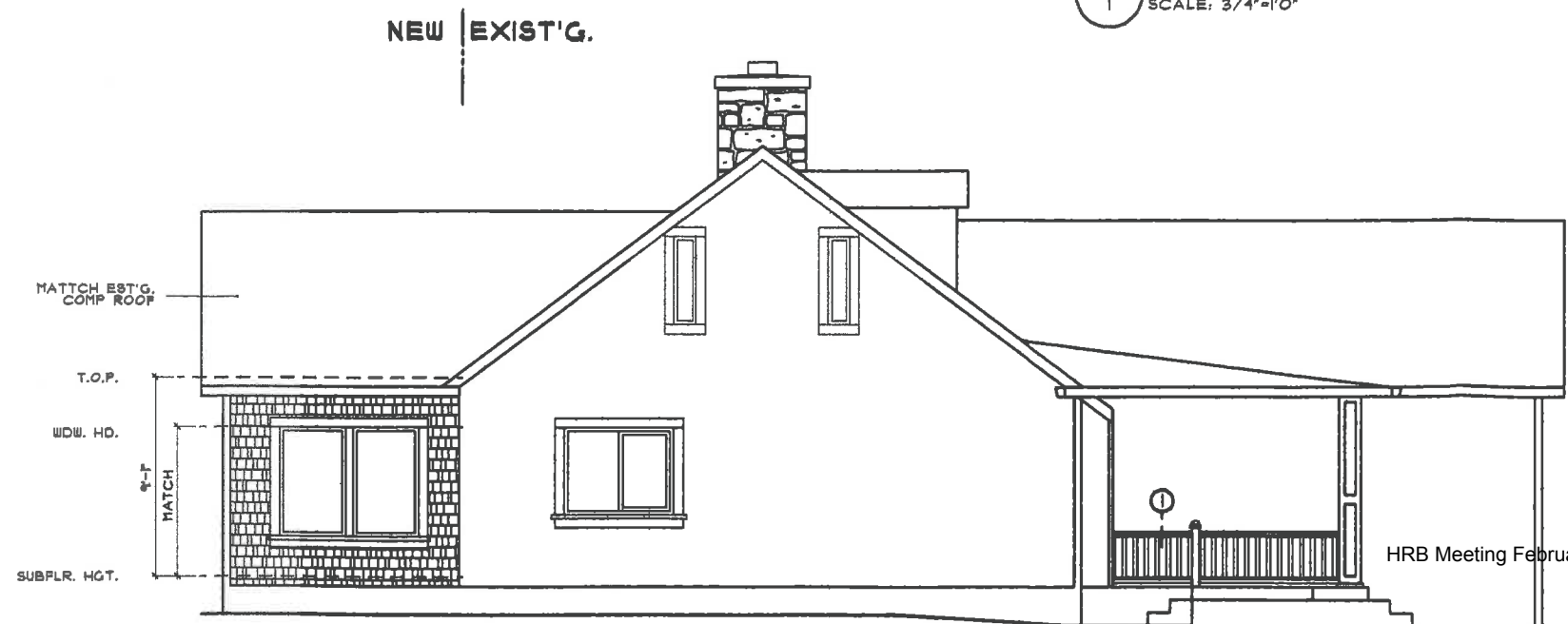
RIGHT ELEVATION
 SCALE: 1/4"=1'0"



REAR ELEVATION
 SCALE: 1/4"=1'0"



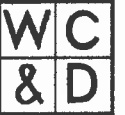
1 PORCH RAIL
 SCALE: 3/4"=1'0"



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ELEVATIONS

CLIENT: **SMOLENS/HELLIGAS**
 REMODEL/ALTERATIONS
 1852 4TH AVE
 WEST LINN, OR



Windfall Const. & Design Inc.

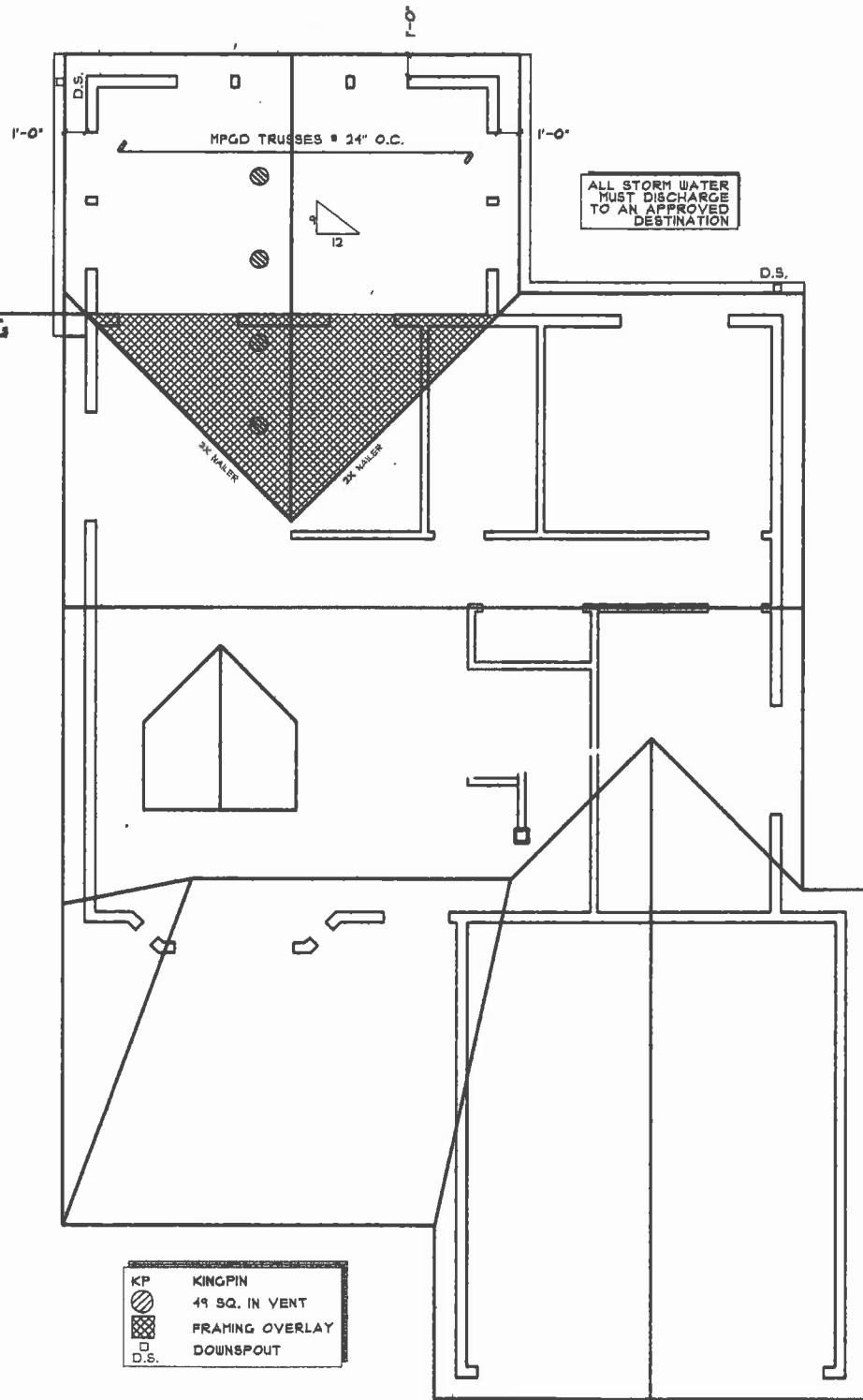
2221 NW ROBY DEL WEST LANE SUITE 100 WEST LANE, OR 97146-3923

HARRY@WCDAND.COM

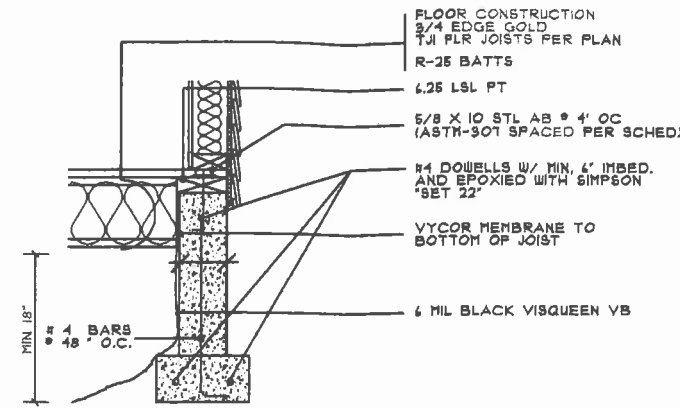
MAIN KEYNOTES

1. REMOVE REAR SLIDER AND FINISH OPENING
2. REMOVE WINDOW AND FINISH OPENING W/ SERVING SHELF
3. REMOVE VINYL SIDING FROM ENTIRE HOUSE AND RESIDE PER PLAN
4. REMOVE CENTER COLUMN AND RECONSTRUCT PER PLAN

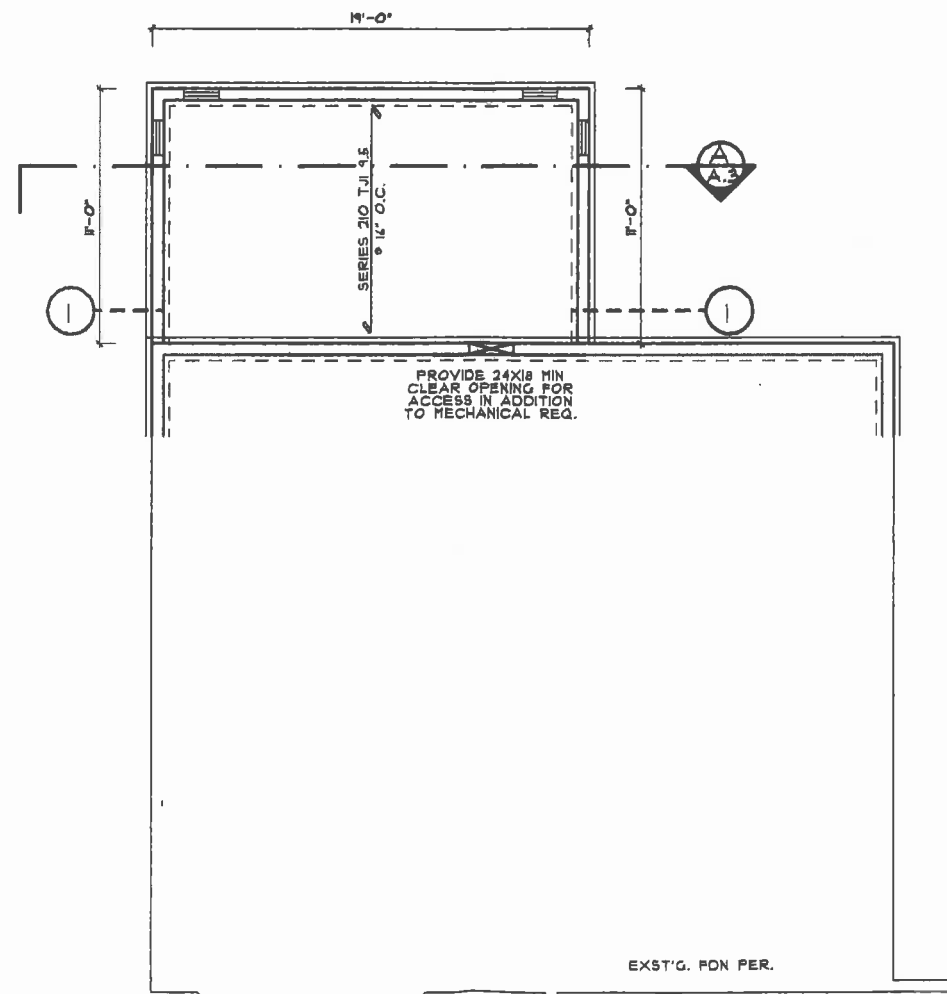
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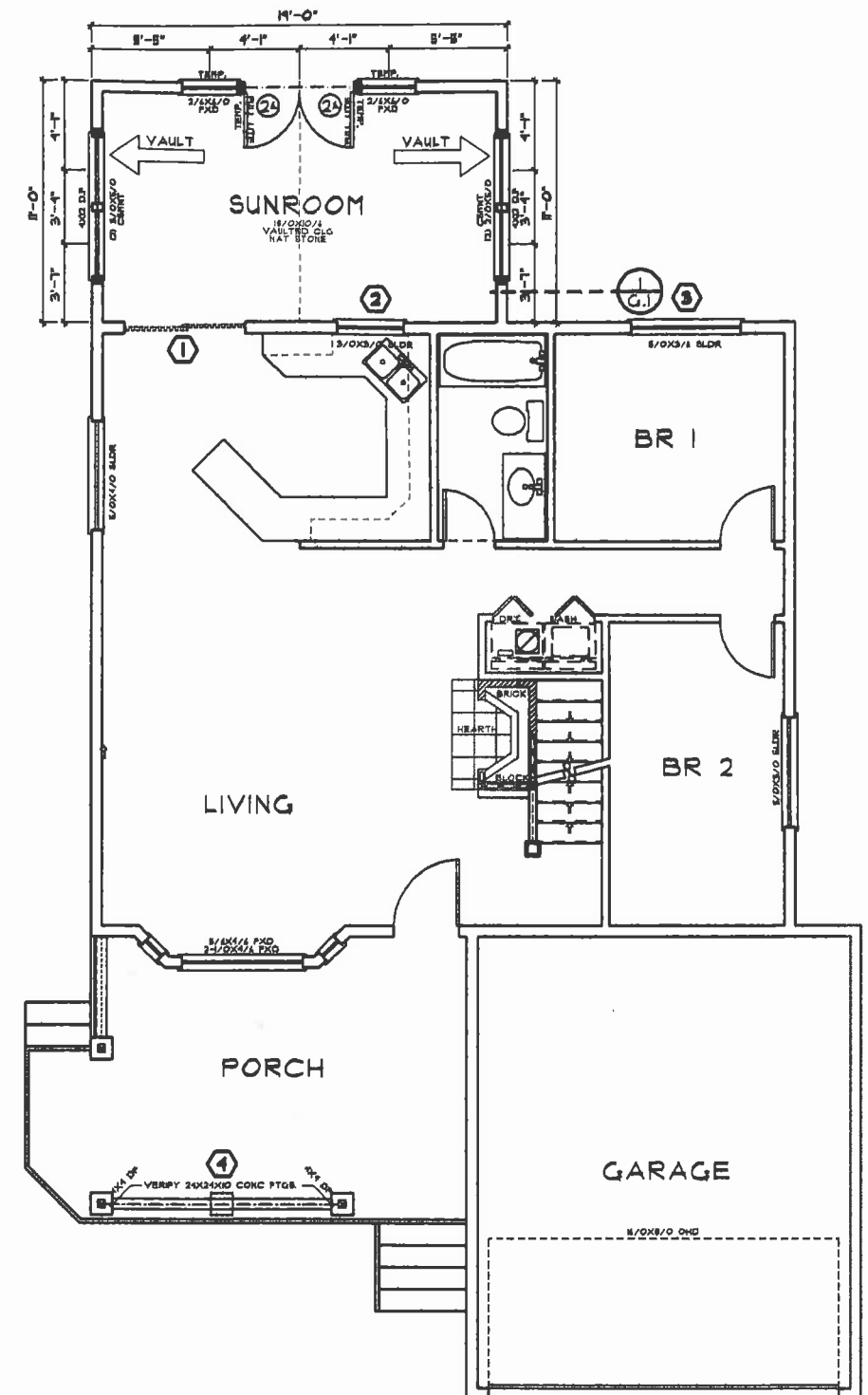
ROOF PLAN



① FDN WALL CONNECTION
SCALE: 1" = 1'-0"



FOUNDATION PLAN



MAIN FLOOR PLAN

MN FLR PLAN
FDN PLAN
ROOF PLAN

CLIENT: SMOLENS/HELLIGAS
REMODEL/ALTERATIONS
1852 4TH AVE
WEST LINN, OR

Oregon Historic Site Form

1852 4th Ave
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1852 4th Ave apprx. addr

West Linn vcnt Clackamas County

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

location descr:
(remote sites)

historic name:

current/
other names:

block nbr: _____ lot nbr: _____ tax lot nbr: _____
township: _____ range: _____ section: _____ 1/4: _____
zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1.5

elig. evaluation: not eligible/out of period

primary constr date: 1986 (c.) secondary date: _____ (c.)
(optional--use for major addns)

primary orig use: Single Dwelling

secondary orig use: _____

primary style: Neo-Colonial

secondary style: _____

primary siding: Vinyl Siding

secondary siding: _____

plan type: Other Late 20th Century Type

total # eligible resources: _____ total # ineligible resources: _____

NR status: Listed in Historic District
NR date listed: _____ (indiv listed only; see Grouping for hist dist)

orig use comments: _____

prim style comments: _____

sec style comments: _____

siding comments: _____

architect: _____

builder: _____

comments/notes:

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	<u>COWL Willamette Historic District</u>	<u>Other (enter description)</u>
	<u>West Linn Survey- Willamette Conservation District, 2006</u>	<u>Survey & Inventory Project</u>
	<u>West Linn, Willamette Falls Neighborhood, RLS 2008, 2008</u>	<u>Survey & Inventory Project</u>
	<u>Willamette Falls Neighborhood Historic District, 2008</u>	<u>Listed Historic District</u>

farmstead/cluster name:

external site #: 44
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____ NHD

ILS survey date: _____

RLS survey date: 3/17/2006

Gen File date: _____

106 Project(s)

