

**STAFF REPORT
FOR THE HISTORIC REVIEW BOARD**

FILE NUMBER: DR-13-03

HEARING DATE: July 9, 2013

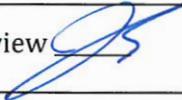
REQUEST: Storefront Remodel

APPROVAL

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

STAFF REPORT

PREPARED BY: Sara Javoronok, Associate Planner

Planning Director's Review 

EXECUTIVE SUMMARY

The subject site is a historic landmark and the applicant is proposing to restore and remodel a portion of the first floor façade. The changes include restoring windows, possibly adding an awning, and replacing the existing door. These alterations are subject to the approval criteria in CDC Chapter 26, Historic Landmarks.

The subject property is located on the southeast side of Willamette Drive (across from the Police Station) and near the West Linn-Oregon City Bridge. It was designated a local landmark in 1988 and was included in the 1984 Clackamas County Cultural Resources Inventory and the 2010 Reconnaissance Level Survey of the Bolton neighborhood. The survey forms are attached as Exhibit HRB-3. The survey reported that it was constructed in 1920. The building is two stories with a brick façade and stucco applied on the front and rear. There are pilasters separating each former storefront and a parapet with cornice on the second floor. The 1984 survey photo shows storefront windows and a recessed entry with a door appears to be glass.

Staff finds that the applicant's proposal, supplemented with two conditions of approval, meets the applicable criteria. Therefore, staff recommends approval subject to the conditions on page 7.

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GENERAL INFORMATION

**APPLICANT/
OWNER:** David C. Newton

SITE LOCATION: 22820 Willamette Dr. #6

**LEGAL
DESCRIPTION:** Clackamas County Assessor's Map 22E30DC, Tax Lot 2400

SITE SIZE: 2,077 square feet

ZONING: GC, General Commercial

**COMP PLAN
DESIGNATION:** Commercial

120-DAY PERIOD: The application was complete on June 14, 2013. Therefore, the 120-day application processing period ends on October 14, 2013.

PUBLIC NOTICE: Public notice was mailed to the Bolton Neighborhood Association and to affected property owners on June 21, 2013 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 Bolton neighborhood, across from the Police Station, and near the West Linn-Oregon City Bridge, at 22820 Willamette Drive.



Site Conditions. The lot currently accommodates a two-story building that historically had storefronts on the first story and residential units on the second story. Currently, the property owner has an office in the unit where the changes are proposed and the remainder of the first floor units are occupied as residences. Parking for the subject property is located on two nearby tax lots.

The applicant is proposing to change the storefront closest to the West Linn-Oregon City Bridge. This façade currently has plywood covering the window openings, a replacement door, and as previously mentioned, stucco covers the first floor facade. The applicant is not proposing changes to the second floor,

which has been modified with replacement windows and removal of trim below the sill of the second story windows.

Staff does not have historic photos of the site, but the image below is from a 1960s Route 66 episode featuring a drive from the area to Oregon City. A clip can be viewed here: <http://www.youtube.com/watch?v=S1OCslMuKII&feature=youtu.be>. The image shows open storefront windows and that stucco coated the first floor façade and side elevations to the same extent that it does today.



Route 66 Image



Front elevation



Storefront of proposed changes



Side and rear elevations



Adjacent parking

Project Description. The applicant is proposing work on the southernmost storefront. The proposal is to restore the storefront windows in approximately the same location as the existing dividers. The proposed windows have an anodized aluminum frame with a dark commercial bronze finish. The applicant is also proposing changing the door, adding an awning, and applying stucco to the area around the door. The proposed door is fiberglass with a window extending approximately 2/3 of the length and with a mahogany appearance. The applicant may add the awning at a later date and seeking approval for two types of awnings: a canopy style awning and a flat awning supported by a chain or other type of metal fixture. The canopy or shed style awning would be canvas or another similar weather-resistant material. The proposed flat awning would have an appearance similar to the adjacent residential building.

Surrounding Land Use. The lot is surrounded by parcels that are zoned General Commercial; however, few of them serve a commercial purpose. There is a narrow lot to the north that is owned by PGE that is occupied by power lines. To the north of this lot are tax lots owned by the applicant that provide parking to this building and the adjacent residential building. Residential properties are also located further to the south and east along the Willamette River. To the west is the West Linn Police Station and gravel parking for the West Linn Paper Company.

DIRECTION FROM SITE	LAND USE	ZONING
North	Parking for the subject and adjacent properties	GC
East	PGE lines/vacant	GC/R-5
South	Bridgefront Apartments	GC
West	Police Station/parking for West Linn Paper Co.	GC

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

ANALYSIS

CDC Chapter 26, Historic Landmarks applies to this project, specifically Section 26.060(C) related to alterations and relocations. The subject property has been significantly modified from its historic appearance. Stucco appears to have been added to the first floor of the primary façade and to the secondary facades over 50 years ago. Changes since its designation include door replacement, the covering of the window openings on the right storefront on the front façade, and replacement windows on the second story and secondary facades. Staff is unaware of photographs or other evidence that show the original appearance of the structure. The proposed changes will improve the integrity of the structure. They are not necessarily restoring the building to its historic appearance, but they are consistent with the review criteria and improve the integrity of the structure.

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.
2. Awning. The awning shall be canopy style and made of canvas or similar weather-resistant material or a flat awning supported by a chain or other type of metal fixture.

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 Engineering at (503) 723-5501 or ddigby@westlinnoregon.gov
 - Public works permit: contact Engineering at (503) 723-5501 or ddigby@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.
 - Inspections: Call the Building Division's Inspection Line at (503) 722-5509.

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR-13-03

CHAPTER 26, HISTORIC LANDMARKS

26.060 ALTERATION AND DEVELOPMENT CRITERIA

C. Alterations and relocations. The Historic Review Board shall review all proposed relocations and all alterations which exceed a "minor" status under subsection B of this section. A request for a relocation or alteration permit under this provision shall be made on the appropriate application form provided by the Department of Planning and Development. Review and approval of an application shall be based on findings of adherence to the following criteria:

1. Retention of original construction. *Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.*

FINDING 1: The applicant is proposing to restore the existing window openings on the first floor, replace the existing door, and apply stucco around the entryway. The windows and the door will improve the historic integrity of the building. The area proposed for stucco currently has a mix of materials and while sidelights would be more appropriate, the stucco would provide a cleaner appearance than it currently has and would not negatively affect the structure's historic integrity. The applicant is also planning to add an awning across the front façade. It is likely that there was historically an awning in this location. The proposed changes will not destroy distinguishing original qualities that define this building's character. The criterion is met.

2. Time period consistency. *Structures shall be recognized as products of their own time. Alterations which have no historical basis or which seek to create an earlier appearance shall be avoided.*

FINDING 2: The applicant is proposing to restore the windows to their historic location. The historic door was previously removed and the entryway altered. The proposed door has features appropriate for the period of construction. The storefront likely had an awning and the proposed awnings are consistent with features of the structure. The proposal will not negatively affect this structure's time period consistency. The criterion is met.

3. Visual integrity/style. *Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored as far as is practicable.*

FINDING 3: Many of the original features of this structure have been altered or removed, which negatively impacts the visual integrity and style of the structure. The applicant's proposal will restore the window openings and replace the door. Both of these improve the integrity of this property. The criterion is met.

4. Replacement or addition materials. *Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary or an addition is*

proposed, new materials should match those of the original structure to the extent possible in composition, design, color, texture, and other visual qualities.

FINDING 4: Many of the original features of this structure have been removed. The applicant is seeking to restore and remodel the structure such that the integrity of the property will be improved. The proposed windows match the location of the former windows and the proposed door has features appropriate for the period of construction. The building likely had an awning and the proposed types and location are appropriate given the other visual qualities of the structure. The criterion is met.

5. ***Building height.** Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a structure's permanent elevation when constructing a foundation shall be avoided, except as required by building code or floodplain overlay zone.*

FINDING 5: The applicant is not proposing to alter the building height, roof pitch, or foundation height. Not applicable.

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

FINDING 6: The applicant is not proposing an addition. Not applicable.

7. ***Windows.** Window replacements shall match the visual qualities of original windows as closely as possible. Wood window frames are preferred in meeting this standard. However, if non-wood replacements exhibit similar visual qualities as their wooden counterparts, they may be acceptable. The original number of window panes shall be maintained or restored when replacements are required.*

FINDING 7: The applicant is proposing to restore the windows with anodized windows in a dark commercial bronze finish. These will exhibit a smooth clean appearance that does not appear like wood, is appropriate for the nature of the business and the extensive previous changes to the structure. The proposal will maintain the historic number of window panes. The criterion is met.

8. ***Restoration possible.** Except where the building code precludes it, 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 8: The proposed changes, with the recommended Conditions of Approval provide for alterations that do not change the essential form and integrity of the original structure. The criterion is met.

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

FINDING 9: The applicant is proposing locations for signage on the awning sketches. The signage, including the size, will be formally approved through a separate permitting process. The proposed locations are visually compatible with the scale and architectural character of the structure. The criterion is met.

AFFIDAVIT OF NOTICE

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

GENERAL

File No. DR-13-03 Applicant's Name David Newton
Development Name Address 22820 Willamette Dr #6
Scheduled Meeting/Decision Date July 9, 2013

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

TYPE A _____

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

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

Tidings (published date) _____ (signed) _____
City's website (posted date) _____ (signed) _____

SIGN

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

(date) _____ (signed) _____

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

TYPE B

- A. The applicant (date) 6-21-13 (signed) S. Skryer
- B. Affected property owners (date) 6-21-13 (signed) S. Skryer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) 6-21-13 (signed) S. Skryer
- E. Affected neighborhood assns. (date) 6-21-13 (signed) S. Skryer

Bolton: All

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: 6-21-13 (signed) S. Skryer

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

(date) 6-28-13 (signed) S. Skryer

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 SITE ADDRESS: 22820 Willamette Dr
13-03 #6

PROJECT MANAGER: Sara Javoronok DATE: 6/18/13

MAILING DEADLINE DATE: 14 day or 20-day (circle one): 6/25/13

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

MEETING DATE: 7/9/13

SEND TO (check where applicable):

Applicant: Name: David Newton Applicant Address: 7115 SE 36th Ave.
Portland, OR 97202

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) Bolton + all?

Other(s): _____

Other(s): _____

Other(s): _____

Other(s): _____

Other(s): _____

Other(s): _____

**CITY OF WEST LINN HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-13-03**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on Tuesday, July 9, 2013, at 7:00 p.m. in the Council Chambers of City Hall at 22500 Salamo Road, West Linn regarding an application for the restoration of windows, replacement of a door, and installation of an awning at 22820 Willamette Dr. #6 (Tax Lot 2400 of Assessor's Map 22E30DC). See the attached map. The hearing will be based upon the provisions of Chapter 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 100 feet of this property or as otherwise required by the CDC.

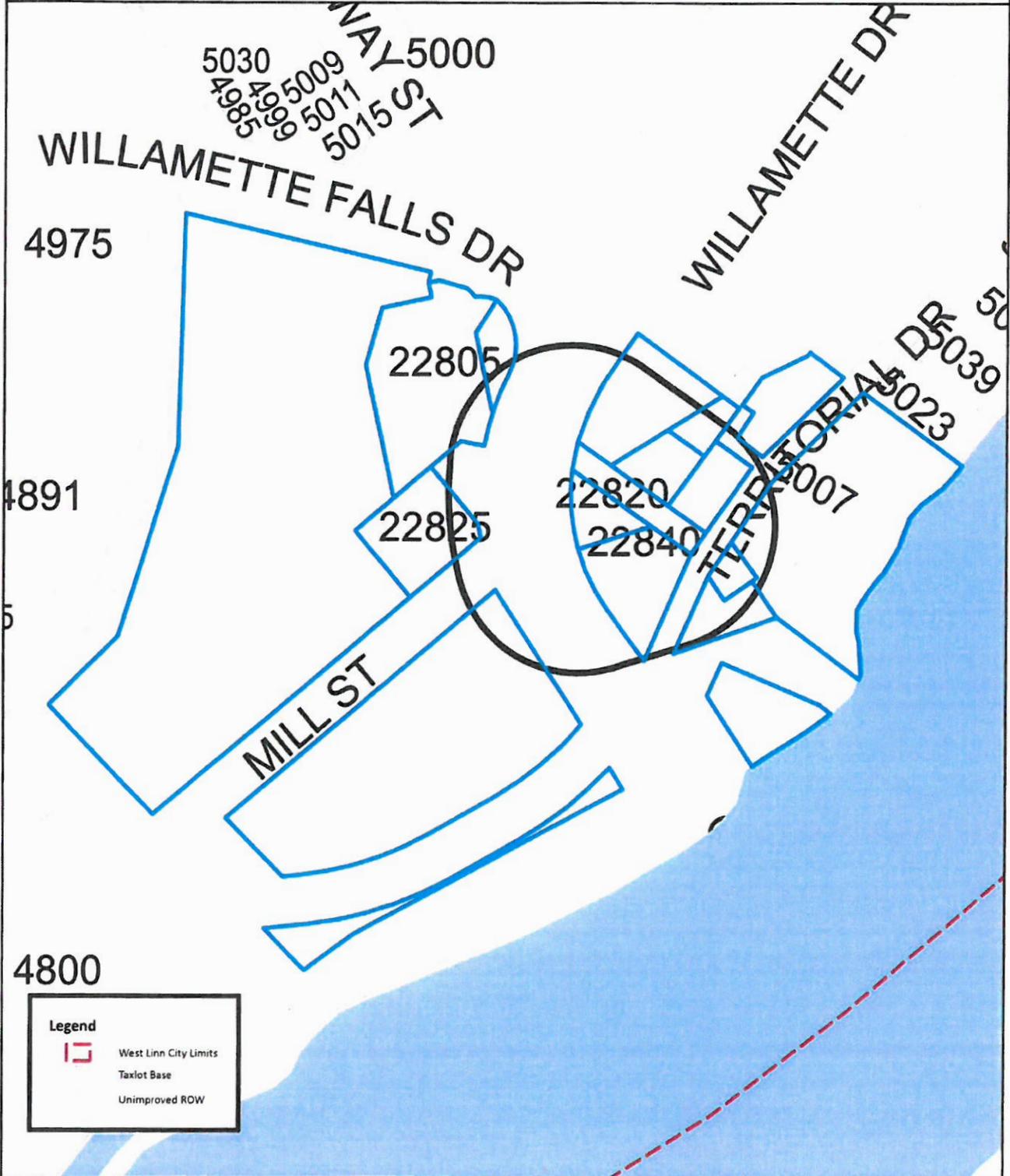
All documents and applicable criteria for DR-13-03 are available for inspection, at no cost, at the Planning Department at City Hall and also via the City's web site at <http://westlinnoregon.gov/planning/22820-willamette-drive-6-historic-design-review>, or copies can be obtained for a minimal charge 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, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. 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 (LUBA) based on that issue.

SHAUNA SHROYER

Planning Administrative Assistant

22820 Willamette Drive 500' 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:
Map Creation Date: Jun 20, 2013

DAVID NEWTON
BRIDGEFRONT APARTMENTS LLC
7115 SE 36TH
PORTLAND, OR 97202

HARTUNG BERNARD & DONNA J
GELDERMAN
5007 TERRITORIAL DR
WEST LINN, OR 97068

NEPOM MARVIN S TRUSTEE
3718 SW CONDOR AVE STE 100
PORTLAND, OR 97201

NORTHWEST DEALERCO HOLDINGS LLC
30343 CANWOOD ST STE 200
AGOURA HILLS, CA 91301

PORTLAND GEN ELEC CO
121 SW SALMON
PORTLAND, OR 97204

STATE OF OREGON
ODOT TECH LEADERSHIP CENTER
RIGHT OF WAY MS#2 FILE #39921B
SALEM, OR 97302

WEST LINN PAPER PROP CO
ACCOUNTING DEPT
4800 MILL ST
WEST LINN, OR 97068

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

WEST LINN POLICE DEPARTMENT
22825 WILLAMETTE DR
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

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

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

ANTHONY BRACCO
ROBINWOOD NA PRESIDENT
2716 ROBINWOOD WAY
WEST LINN OR 97068

KEN PRYOR
SAVANNA OAKS NA VICE PRES
2119 GREENE ST
WEST LINN, OR 97068

ED SCHWARZ
SAVANNA OAKS NA PRESIDENT
2206 TANNLER DR
WEST LINN OR 97068

TRACY GILDAY
SKYLINE RIDGE NA PRESIDENT
1341 STONEHAVEN DR
WEST LINN OR 97068

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

JULIA SIMPSON
WILLAMETTE NA PRESIDENT
1671 KILLARNEY DR
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

MAILED
6-21-13 SS

Cultural Resource Survey Form

CLACKAMAS COUNTY

T. D. NUMBER WL-30-P3

PHOTO INFORMATION:

ROLL: XXXVII

FRAME: 3A

STUDY AREA: WEST LINN

LEGAL: T. 2S R. 2E SEC. 30DC

TAX (LOTS): 2400

ZONE _____ SIZE _____

IDENTIFICATION:

COMMON/HISTORICAL NAME: D.C. LATOURETTE BUILDING

ADDRESS: 4957 N.E. Portland Ave.

AREA: WEST LINN

CURRENT OWNER: Frank & Carolyn Smith

USE: Commercial

OWNER'S ADDRESS: 1330 S.W. Chandler Rd., Lake Oswego 97034

ORIGINAL OWNER: D.C. Latourette

USE: Commercial

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

HISTORIC INTEREST:

THEME: Architecture - 20th Century; Commerce & Industry DATE: 1920

DESCRIPTION: _____

ARCHITECTURAL INTEREST:

STYLE: 20th Century Commercial

STORIES: 2

DATE: 1920 CONDITION: Good

ARCHITECT: _____

SIDING: Brick with brick pilasters. Stucco applied over rear elevation and first floor-

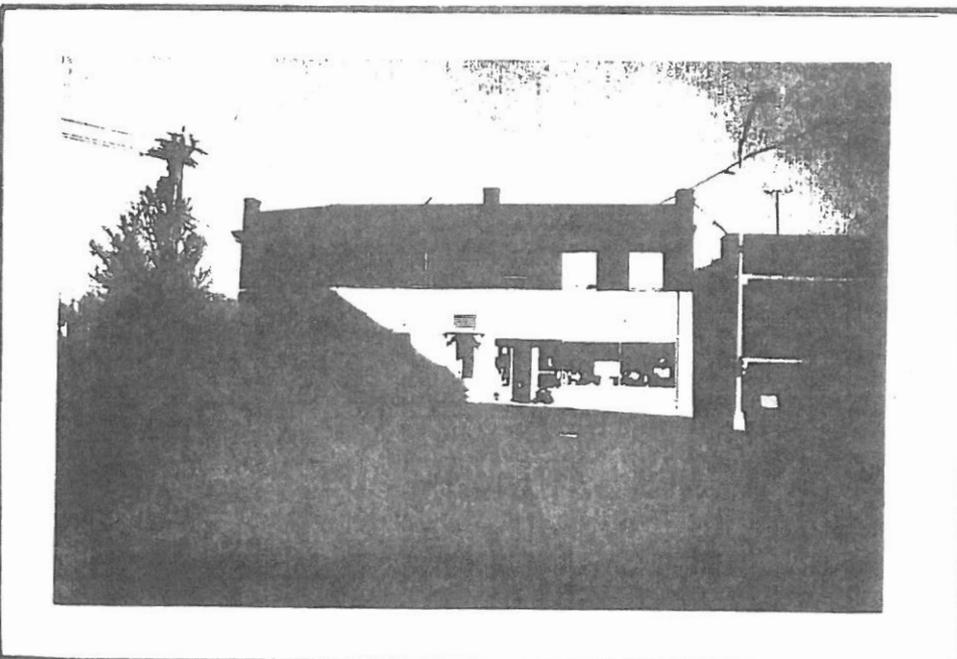
ROOF: Parapet with cornice. /front elevation.

DOORS: Center to second story - multi-light. Others are glazed.

WINDOWS: Second: Replaced with aluminum sliders.

MAIN ENTRANCE: Right storefront: Transom, display windows, recessed entrance.

NOTES:



BIBLIOGRAPHY:

DATE: 1/84

RECORDER: Hayden/Altier
421

Oregon Historic Site Form

22820 Willamette Dr
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: **22820 Willamette Dr** apprx. addr
22820-22830

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): _____ total # eligible resources: **0** total # ineligible resources: **1**

elig. evaluation: **not eligible/non-contributing** NR status: _____
(indiv listed only: see Grouping for hist dist)

primary constr date: **1920** (c. secondary date: _____ (c.)
(optional--use for major addns) NR date listed: _____

primary orig use: **COMMERCIAL: General** orig use comments: _____
 secondary orig use: **Multiple Dwelling** prim style comments: _____
 primary style: **Commercial (Type)** sec style comments: _____
 secondary style: _____ siding comments: _____

primary siding: **Standard Brick** architect: _____
 secondary siding: _____ builder: _____

plan type: **2-Part Block**

comments/notes: **This property has been designated a West Linn City Landmark.**

GROUPINGS / ASSOCIATIONS

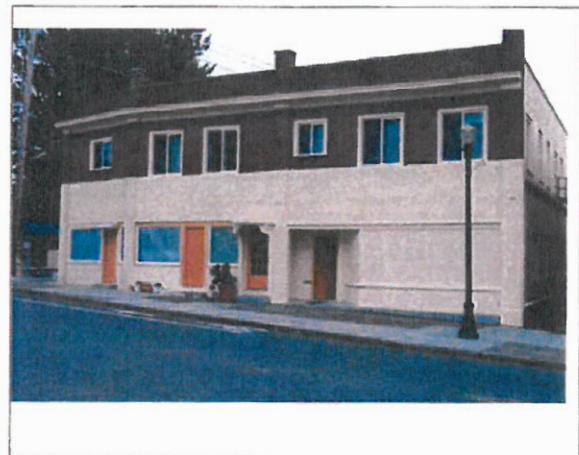
survey project name or other grouping name	COWL Landmarks	Other (enter description)
West Linn - Bolton Neighborhood RLS 2010, 2010		Survey & Inventory Project

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

SHPO INFO FOR THIS PROPERTY

NR date listed: _____
 ILS survey date: _____
 RLS survey date: **8/20/2010**
 Gen File date: _____

106 Project(s)



DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF: PETER SPIR	PROJECT NO(S): DR-13-03	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL 250⁰⁰

Type of Review (Please check all that apply):

- | | | |
|----------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation (ANX) | <input checked="" 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"/> Water Resource Area Protection/Single Lot (WAP) |
| <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 & Tualatin River Greenway (WRG) |
| <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: Bridgefront Apartments 22820 Willamette Dr. (unit #6) West Linn, OR 97068	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal: **to replace street-level store-front windows and front door. To add an awning and appropriate signage.**

Applicant Name: David C. Newton <small>(please print)</small>	Phone: 503-515-9307
Address: 7115 SE 36th Ave.	Email: newton3822@comcast.net
City State Zip: Portland OR 97202	

Owner Name (required): same <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

Consultant Name: <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

- 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 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.

David C. Newton 5-24-13 **David C. Newton**
Applicant's signature Date Owner's signature (required) Date

Bridgefront Apartments, L.L.C.
22820 Willamette Drive, #6
West Linn, OR 97068
503-515-9307

Project No. PA-13-14

I am applying for a historic review in order to replace the street-level windows in unit #6 in the Bridgefront Apartments. I intend to make this unit available to a commercial tenant upon completion. As requested, I am addressing the discussion elements detailed in my pre-review notes.

Retention of original construction: I will not be removing anything except the plywood and bracing used to cover the windows.

Time period consistency: As much as possible I intend to be consistent with the actual original appearance. Your recommendations mention avoiding windows that are a single sheet of glass. I have proposed four sections of windows. It appears your preference would be to have them further divided by a horizontal rail. This is possible (although more expensive). But it appears the the original vertical rails are still being used to support the plywood covering, which would suggest that they had not been not further-divided. I have purchases a door for use as a replacement for the current front door. I am amenable to sourcing a different door that is more consistent with the era. And am am amenable to repainting the front (at least) of the building with a more-appropriate color.

Visual integrity/style: I am willing to maintain any such features.

Replacement of original materials: Re-use of materials is a high priority of mine, and would be implemented wherever possible.

Building height: No change.

Horizontal additions: The changes I make will be in the same locations and to the same ratios as original.

Windows: See above. Also, I intend to use anodized aluminum window frames, as they are the absolute standard for commercial grade windows for a number of reasons. I assume we can agree on a finish that maintains an appearance consistent with the era.

Restoration possible: Nothing I am proposing here would apply.

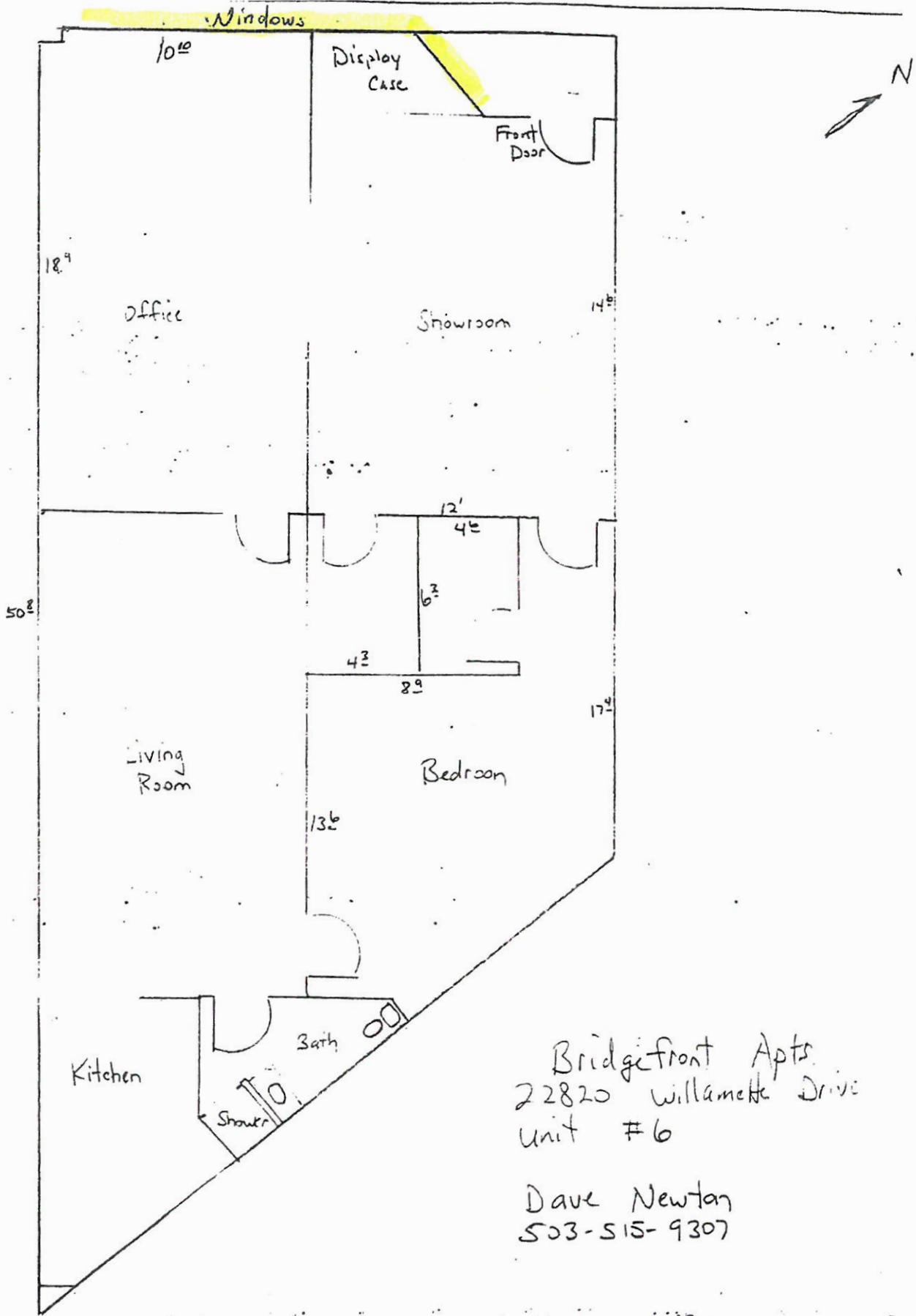
Signs, lighting: I will comply with recommendations and local code on all signage and awenings, although I may wait to consider the wishes of a prospective tenant.

Phasing: I will be replacing the windows and front door as soon as possible after approval. Awning and signage would be installed with the input of a commercial tenant, but, in any case, within three years.

Sincerely



David C. Newton



Bridgefront Apts
 22820 Willamette Drive
 Unit #6

Dave Newton
 503-515-9307

River City Glass

DATE 2 / 4 / 13

Commercial Glazing Contractors

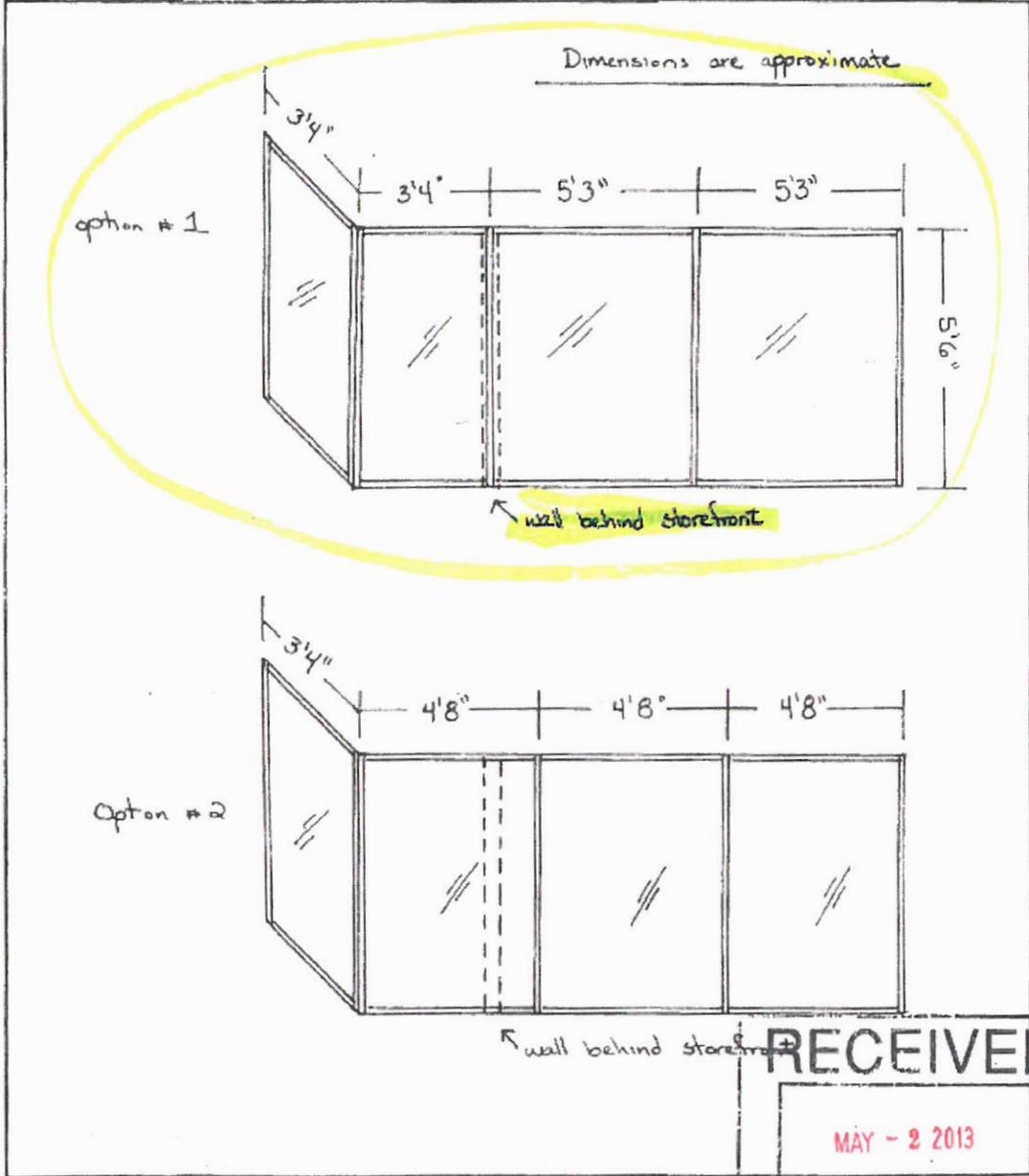
JOB NAME Bridgefront Appts.

(503) 657-5200

Fax (503) 656-5376

info@rivercityglass.org

CCB# 164395



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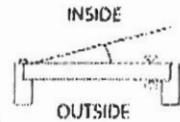
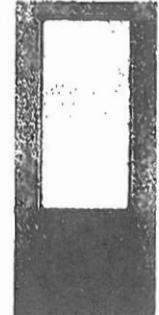


attn: Sara
3 pages

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Order# 8497, Item# 2

Product Type	Exterior Doors	Sidemark
Product Line	Therma-Tru Steel and Fiberglass Doors	
Door Configuration	Single Prehung	Notes
Door Handing	Left Hand Inswing (A)	
Call Out Height	6/8	
Call Out Width	2/8	
Door Category	Clear Glass Doors	
Material	Fiberglass	Qty Description Price
Door Texture	Fiber-Classic Mahogany	1 2/8, 6/8, Fiber-Classic Mahogany, Clear Lite, 3/4 Lite 2 Panel \$411.13
Door Thickness	1 3/4"	1 Double Bore (Lockset w/ Deadbolt), 2 3/8" \$5.01
Insert Shape	3/4 Rectangle	1 4 9/16", Paint Grade \$95.81
Glass Collection	Clear Glass	1 Bronze ADA Sill \$25.03
Grille Type	No Grilles	1 Door Protection Cover. \$3.58
Glass Name	Clear Lite	
Net Unit Height	81 5/8" Rough Opening Height 82"	
Net Unit Width	33 1/2" Rough Opening Width 34"	



Quantity: 1 Unit Price \$540.54



DR 13 - 03
22820 Willamette Dr. #6

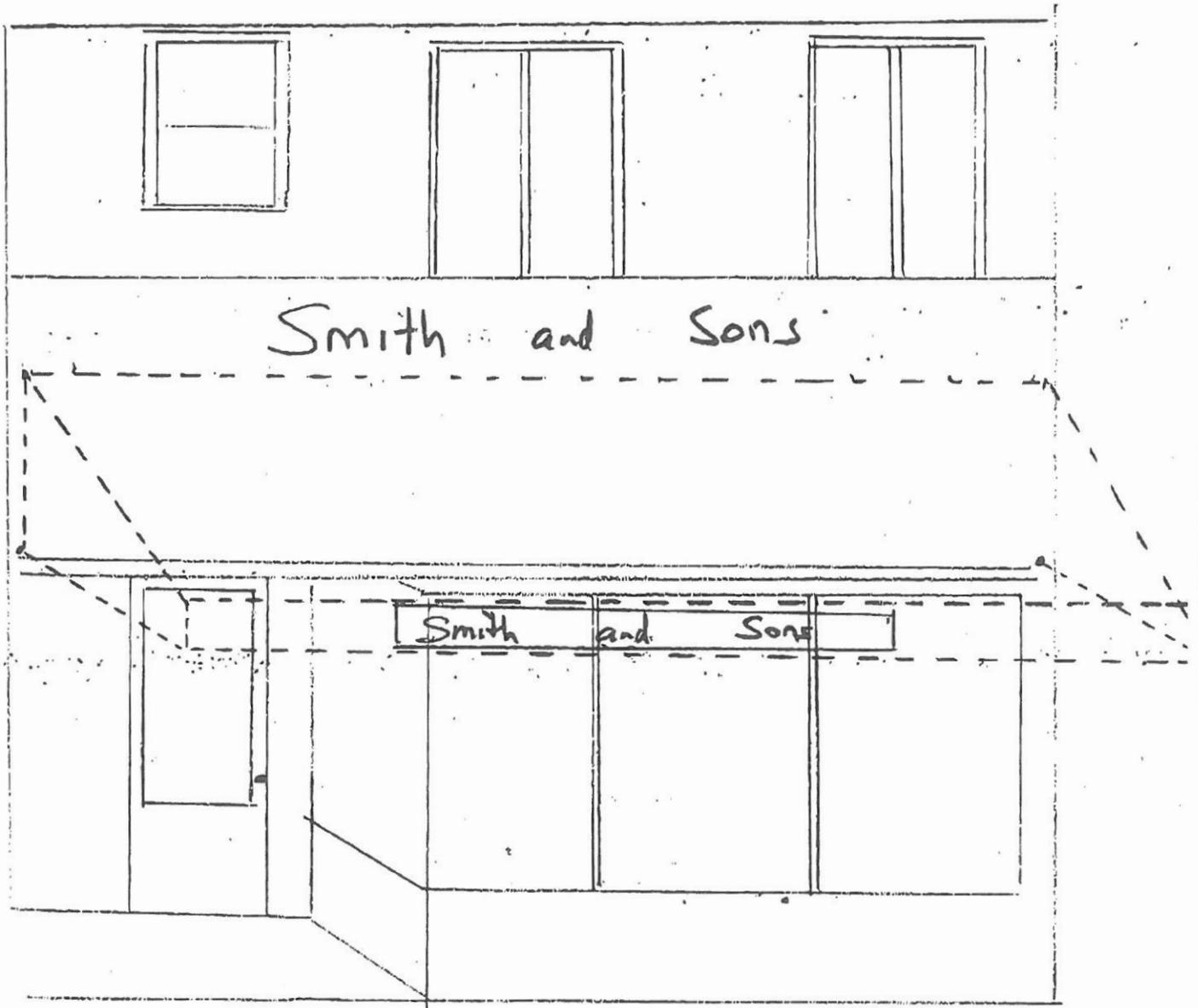
I am proposing this door.
Material is fiberglass as wood is
not suitable for weather-access use.

I am enclosing drawing for
awnings & signage.

I have to plans to change
the facade in any other way.



Flat awning
 chain - supported
 w/ signage



canopy - style
Aluminum slat awning
w/ signage