

APPLICATION FOR MINOR REMODEL

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1715 Buck St.

Our home has suffered from years of neglect and an addition/dormer that does not respect the architectural style of the house on any level. We have done extensive repair to correct damage from dry rot, mold, dangerous wiring, and water damage due to faulty roof design and installation. As we prepare to repair the roof of the addition/dormer and the semi-attached utility room and garage, we feel that it would be of value to correct the design flaws of the existing roof in a way that respects the architecture of the house, and maximizes functional space.

RESPONSES TO PREAPPROVAL ISSUES

After submitting four different design options and staff preferring option C with a larger window below the rear dormer and a one-level connection to the garage, we have attempted to find a compromise. After altering design C slightly, we have a design that maintains all of the aspects that staff preferred, and maximizes functional space.

Our proposed design utilizes “one over one” windows and centers the kitchen window (the single-pane window that matches the dimension ratio of the other single pane window in the entry). This design also uses the preferred one-story connection from the house to the garage, which was altered to be slightly taller to compensate for the sloping lot and allow a single floor elevation throughout the main level. Although the elevations show patterned shingles on the new dormer, we are happy to leave those off to reflect that the new dormer is not part of the original house. Also, the “one over one” windows in the remodeled area are to code, which makes them dimensionally dissimilar to those in the original house. It is our hope that this will also reflect that they are not original while respecting the design of the house.

Attached you will find a scale site plan provided by Centerline Concepts showing that we are not intruding onto 1741 Buck Street or 6280 Geer Street.

It was brought to our attention that our original proposal was in violation of the 5-foot setback required for the house and the connection. On the second page of our proposed plan you will see that we now allow for a setback of over 8-feet for both the house and connection.

RESPONSES TO 26.060-C HISTORIC LANDMARKS

1. Retention of original construction:

Nothing original on the house is being removed. The only work that will be done on the original part of the house will be work that is necessary to maintain/repair.

The house desperately needs to be repainted and there are a few missing trim pieces that will be installed to exactly match what exists.

2. Time period consistency:

It is our goal to remodel a previous remodel that was done with complete disregard to the design of the original house. We have been informed that our work cannot make the addition look like it is part of the original house, but we would like to mirror design elements of the original house as much as is reasonably possible.

3. Visual integrity/style:

The only work that will be done on the original portion of the house will be to maintain or repair original features.

4. Replacement or addition materials:

All materials used for the remodel/repair will match what is on the original structure with the exception of what we are asked to leave off of the remodel (patterned shingles). We will be using 6-inch beveled wood lap siding, double-hung windows, matching trim style, and black composition roofing.

5. Building height:

To make the upstairs room conform to current code, we need to slightly raise the height of the second dormer. However, the new dormer will mirror the roof pitch of the original dormer. In addition, the roof pitch of the connection between the house and garage will match that of the garage.

6. Horizontal additions:

The connection between the house and garage attempts to match the scale and proportion of windows to walls and keep the windows at a height matching those on the bottom floor on the back of the house.

7. Windows:

There will be no window replacements. All new windows match the visual qualities of the existing windows (white, double-hung, one over one) with the exception that they will be slightly wider to conform to code.

8. Restoration possible:

None of the proposed changes would prevent a future owner from removing them and restoring the essential form and integrity of the home. None of the original structure is being removed.

9. Signs, lighting:

We only plan on installing safety lighting and will continue to use lighting that is visually appropriate.

RESPONSES TO 26.090 SUBMITTAL REQUIREMENTS

A. STANDARD REQUIREMENTS

1. Materials list attached.
2. Scale drawings and elevations attached.
3. Site plan attached.

B. All evidence and materials should be found in our application.

C. We understand that our request falls outside of ordinary maintenance and repair.

RESPONSES TO CDC APPROVAL CRITERIA 25.070 CONSTRUCTION/REMODEL STANDARDS

A. N/A.

B. SITING.

1. Front yard: The front of the house will remain over 29 feet from the front of the property.
2. Side yard: The east side of the house will remain over 36 feet from the property line, and the west side of the house will remain over 8 feet from the property line. The existing utility room between the house and the garage is currently just under 3 feet from the property line, but will be moved so it is also over 8 feet from the property line. Only the existing garage will remain under 3 feet from the property line.
3. The existing garage and utility room are 2' 1" from the property line. We propose to move the utility room back from the property line, but leave the garage where it is.
4. N/A.

C. PARKING.

1. Standards, Garages:
 - a. The garage will continue being accessed from a side street (Geer).
 - b. Any garage siding that needs to be replaced will match existing siding.
 - c. The garage roof pitch will remain less than that of the house.
 - d. The garage is over 28 feet from the side property line and over 3 feet from the rear property line.
2. Standards, Parking:
 - a. N/A.
 - b. There is no vehicle storage proposed for the front or side yards.
 - c. We are a corner lot with parking access off of the side-street side of the house (no alley).
 - d. N/A.
 - e. N/A.

D. BUILDING HEIGHT.

1. Our proposal does not exceed the height of any primary structure in the area.
2. Our proposal does not exceed two stories.
3. Proposed increases in building height are due to meeting code.
4. We are preserving all roof pitches.
5. The garage will maintain its existing height, but the house needs to be made slightly taller to meet code.

E. BUILDING SHAPES AND SIZES.

1. The house will remain 24-feet wide.
2. The remodel of the street-facing wall has been designed with scale and aesthetics in mind while still making it clear what is original and what is new.
3. N/A.

F. SIGNS AND LIGHTING.

We only plan on installing safety lighting and will continue to use lighting that is visually appropriate.

G. HORIZONTAL ADDITIONS.

1. The connection between the house and garage attempts to match the scale and proportion of windows to walls and keep the windows at a height matching those on the bottom floor on the back of the house.
2. New construction respects the building's original design without making it look original and is compatible with the original scale, materials, window and door opening proportions of the structure.

H. WINDOWS.

1. We will not be using wood-sash windows as the original house currently has vinyl.
2. We intend to use double-hung one over one windows that match those in the existing house.
3. We will be using exterior trim that matches what exists.
4. The windows in the house will continue to be double-hung one over one windows.
5. N/A.
6. N/A.

I. ENTRYWAYS.

The entryway is not being altered in any way.

J. SIDING AND EXTERIOR FINISH.

1. We will use horizontal beveled wood lap siding that matches what is on the original house.
2. NA.
3. We will be replacing the single-color paint scheme with a multi-color paint

scheme.

K. ROOFSCAPE.

1. The roof pitch on the original portion of the house will stay the same, and the new dormer will match that pitch.
2. We will replace the current black composite roofing with new black composite roofing.
3. N/A.

RESPONSES TO CDC APPROVAL CRITERIA 25.080 ADDITIONAL ARCHITECTURAL SPECIFICS FOR NEW CONSTRUCTION AND REMODELING

A. No part of the original house is being removed or destroyed.

RESPONSES TO CDC 66.080 B. (2)

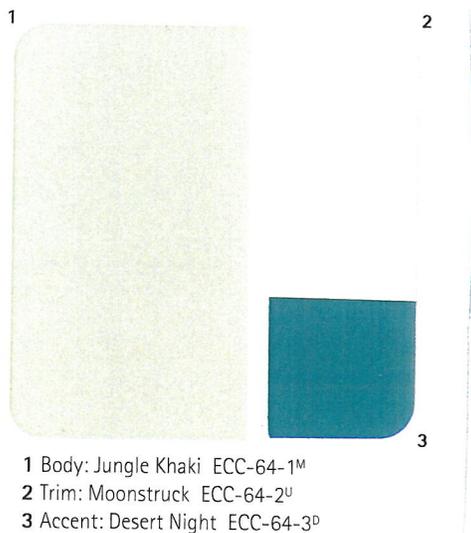
- a. The alteration to the non-conforming part of the structure moves a utility room that is currently 2' 1" from the property line so it will be over 8" from the property line. The only part of the structure that will be non-conforming is the existing attached garage that will remain 2' 1" from the east property line.
- b. All other provisions will be met.

PROJECT MATERIALS

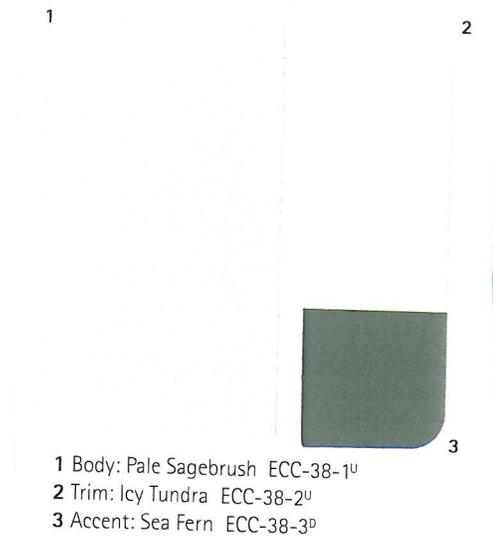
We plan to use black composition roofing like what is on the existing roof.

We will use beveled wood lap siding to match what is on the original portion of the house.

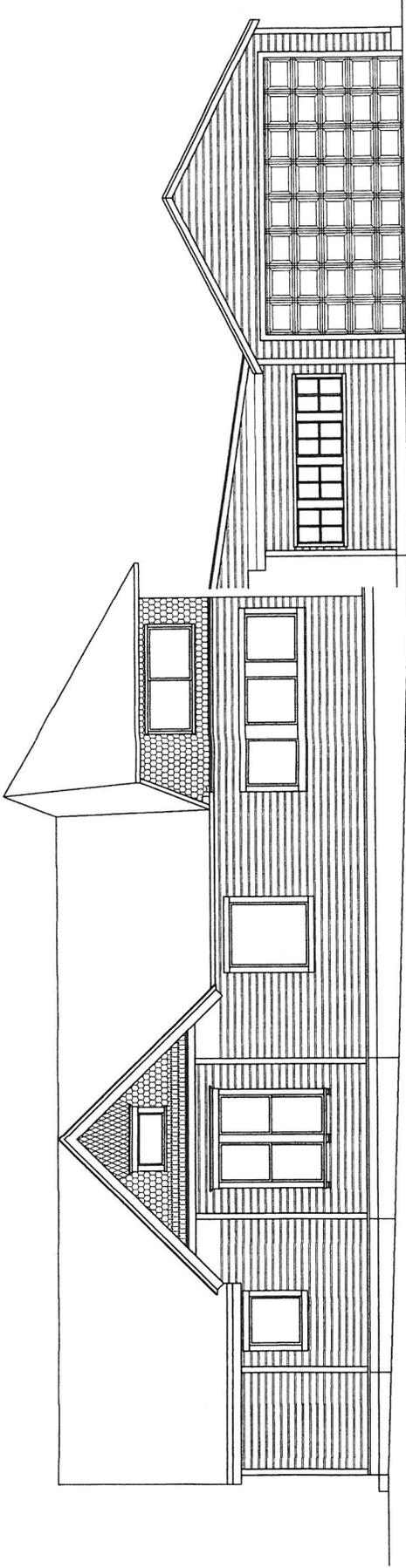
We will be painting the house with a three-color scheme. Below are two options we are considering. It is important to us that the trim color for the house be white so the white vinyl windows blend in. We also want the body color (the larger boxes below) to be relatively light to minimize paint oxidation.



Option 1

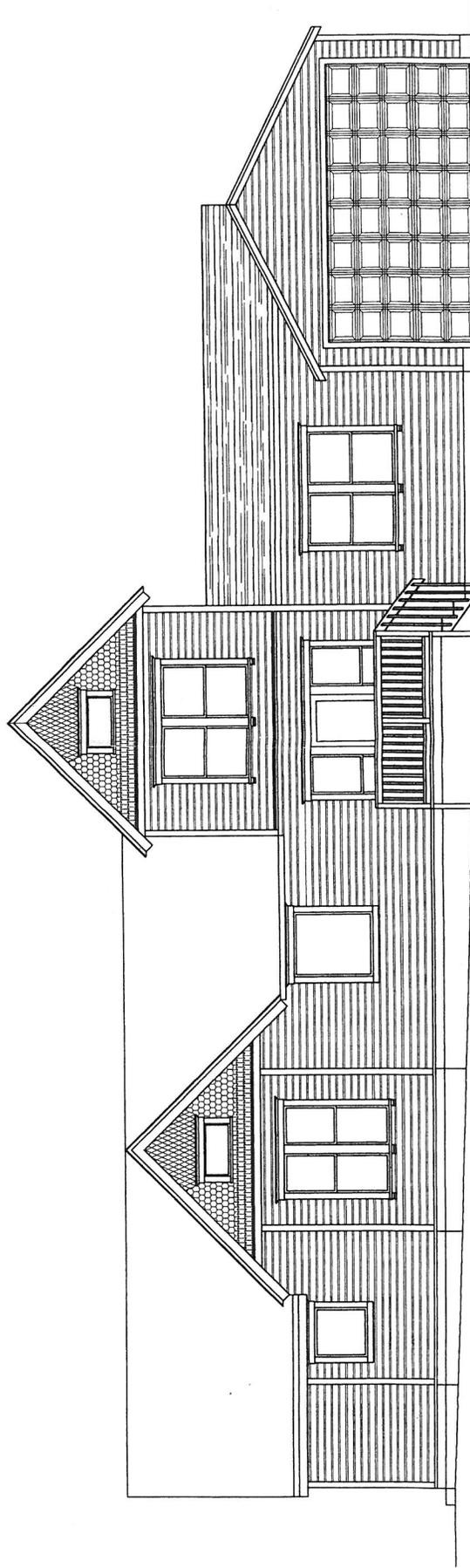


Option 2



EXISTING RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

S 00°00'00" E

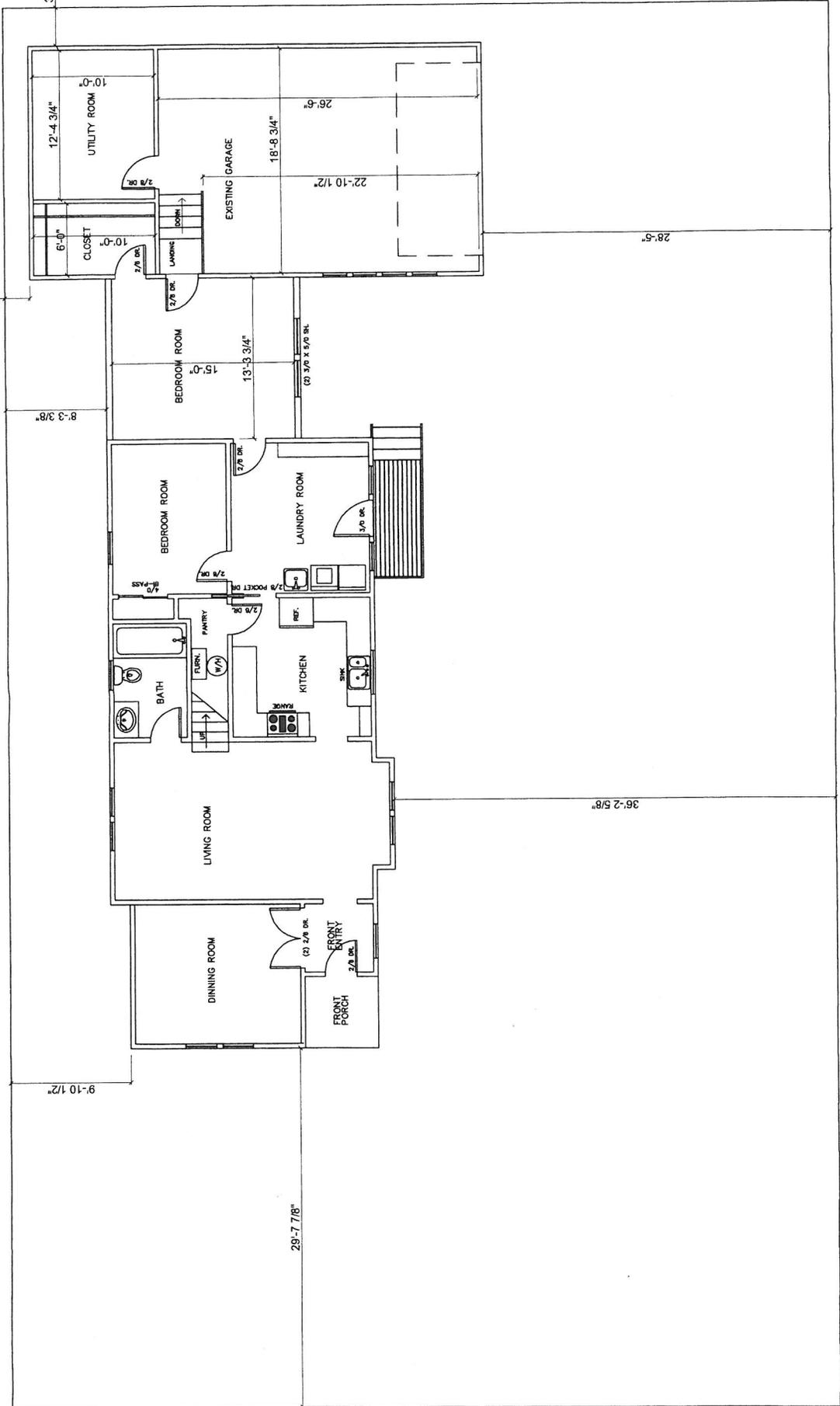
116.00'

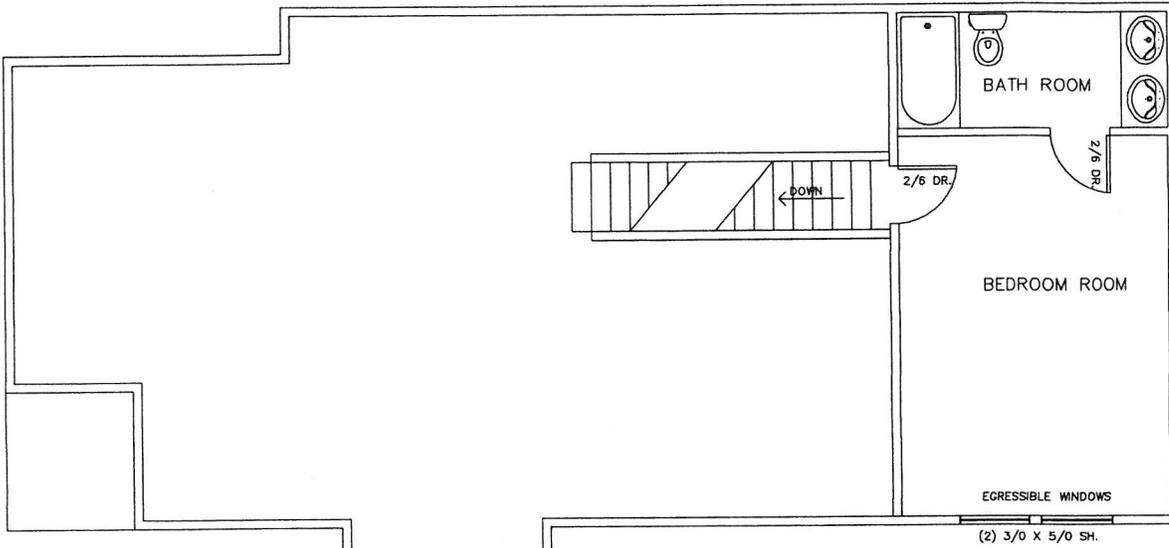
116.00'

N 00°00'00" E

116.00'

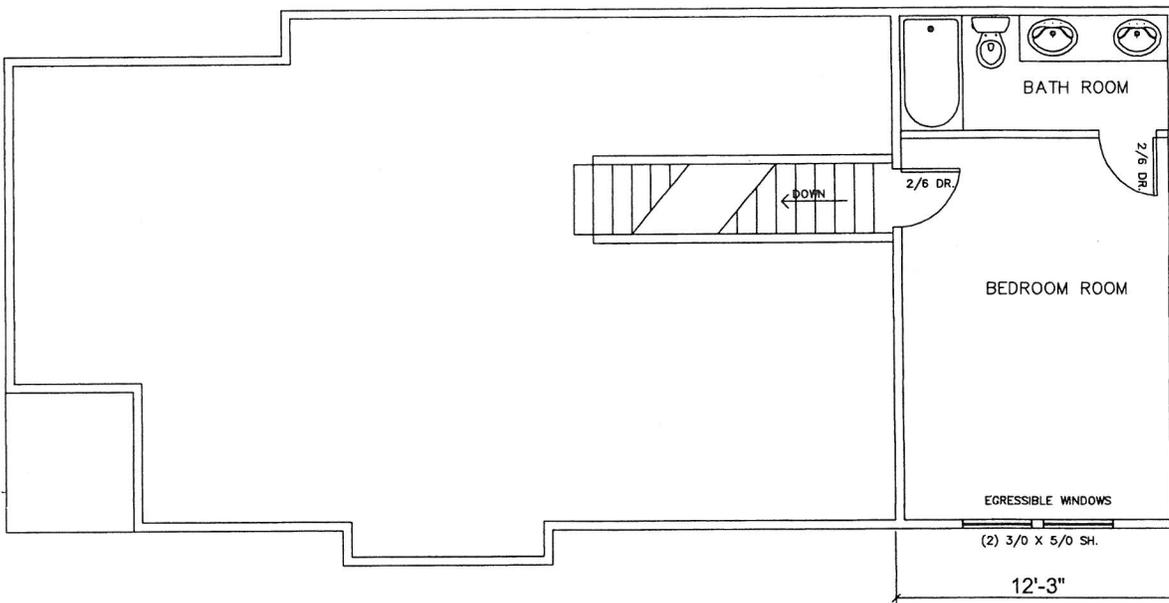
N 90°00'00" W 68.00'





PROPOSED UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE: THIS IS NOT A BOUNDARY SURVEY. BOUNDARY SHOWN PER INFORMATION OF RECORD. I HEREBY DECLARE THE REAL IMPROVEMENTS TO THE SHOWN PROPERTY TO BE SITUATED THEREON AS SHOWN, THERE ARE NO APPARENT ENCROACHMENTS BY OR AGAINST THE DEPICTED PROPERTY, EXCEPT AS NOTED HEREON. THIS LOCATION IS BASED UPON MONUMENTS FOUND, IN PLACE, THAT APPEAR TO BE PROPERTY CORNERS. THIS DECLARATION IS MADE AT THE REQUEST, AND FOR THE EXCLUSIVE USE, OF OUR CLIENT, AND IS NOT TO BE USED FOR FUTURE IMPROVEMENTS, LAND DIVISION, OR BOUNDARY LOCATION. PROPERTY SUBJECT TO EASEMENTS OF RECORD.

SCALE DRAWING

N.E. 1/4 SEC. 25, T.2S., R.1E., W.M.
 CITY OF WEST LINN
 CLACKAMAS CLACKAMAS
 JANUARY 25, 2010
 MPW WGDIII
 1"=20' 150-5994
 M:\PROJECTS\DAVISSON-5994\DAVISSON-MS

