

**STAFF REPORT**

**CLACKAMAS COUNTY HISTORIC REVIEW BOARD**

DATE: August 12, 2010 (hearing date)  
 FILE NO.: DR 10-10  
 SUBJECT: Demolition of a Non-contributing Side Addition  
 PLANNER: Sara Javoronok, Associate Planner

Planning Director 

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## **SPECIFIC DATA**

**APPLICANT/  
OWNER:**

Danny Schreiber, 1870 6<sup>th</sup> Avenue, West Linn, OR 97068

**LOCATION:**

1697 6<sup>th</sup> Avenue

**LEGAL**

**DESCRIPTION:**

Assessor's Map 31E-2BC, Tax Lot 900

**ZONING:**

R-5

**APPROVAL**

**CRITERIA:**

CDC Section 25.070, 25.080, 26.080

**PUBLIC**

**NOTICE:**

This is a Type B land use application. All property owners within 100 feet of the subject property, the Willamette Neighborhood Association and the applicant were mailed notices on July 29, 2010.

## **EXECUTIVE SUMMARY**

The applicant is seeking approval for the demolition of an existing side addition to the property at 1697 6<sup>th</sup> Avenue located in the locally designated Willamette Historic District and the Willamette Falls National Register Historic District. The applicant is also proposing to remove the existing rear patio, a minor alteration.

This subject property is a residence located on the southwest corner of 6<sup>th</sup> Avenue and 14<sup>th</sup> Street. The lot is 10,000 square feet and is larger than many of the adjacent and nearby lots, which range from 5,000 to 15,000 square feet. The adjacent residences are generally 1 to 1½ stories.

The property was included in the 1984 Clackamas County Cultural Resources Inventory and the 2008 Reconnaissance Level Survey of the Willamette Falls Neighborhood Historic District. Per the surveys, the residence was constructed in 1912 and is a Bungalow. Elements of this style include the exposed rafter tails, shed roof dormer, recessed porch, and tapered porch columns. The existing addition, constructed c. 1970, is located to the west. The chimney is a c. 1955 addition. A small garage is located to the rear. The property first appeared on the 1925 Sanborn map as rectangular in shape with the recessed porch. The addition does not appear on the 1925 or 1950 Sanborn maps. (See attached graphics in Exhibit C.)

The applicant is proposing to remove the existing side addition. The applicant will replace the area where it was located with wood siding of the same profile as the other siding on the house. The applicant will salvage the existing siding on the addition as appropriate. Historic photos show a single window, 9/1 lights, on the west side. A previous owner also stated that the chimney addition removed two small windows. Prior to obtaining the historic photos the applicant stated that if evidence of a window was found, he would restore the opening with a wood window.

## **PUBLIC COMMENTS**

See attached Exhibit F.

## **RECOMMENDATION**

Based upon staff's findings and the applicant's findings (Exhibit D), hereby incorporated, staff recommends that the Historic Review Board approve the proposed demolition with the following conditions of approval:

1. A window shall be installed on the west façade consistent with the original window eliminated by the subject addition. All new window openings shall match the proportions and style of the historic window openings, as determined by the City's Historic Resources Planner.
2. All new windows shall be double hung wood windows with trim that matches the trim on historic windows.
3. All new and relocated exterior lighting shall be shielded to avoid off-site glare.

## APPROVAL CRITERIA AND STAFF FINDINGS

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

*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. 1:**

Historic photographs show that the side addition blocked an existing window on the west façade. Prior to acquiring the photos, the applicant agreed that if evidence of a window was found that he would restore the window opening. The applicant also agreed to match the width of the window trim with the historic window trim. The criterion is 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. 2:**

The applicant will remove the existing non-contributing addition and will restore the siding in its place with wood lap siding that has the same profile as the existing wood lap siding. As possible, the applicant will salvage the siding from the addition. 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. 3:**

The applicant is proposing to remove a non-contributing addition and to restore the exterior to its historic appearance. Replacement features, including a new window, will match historic materials. Character defining features will not be destroyed. The criterion is met.

## **26.080 DEMOLITION**

*A. **Purpose.** The intent of this sub-section is to protect Historic Landmarks from destructive acts and to provide the citizens of the City time to review the significance of an Historic Landmark, and to pursue options to preserve such building(s) if historic preservation is deemed in the best interest of the community.*

*B. **Review required.** No building identified as an Historic Landmark, shall be intentionally destroyed or demolished unless such action is approved by the Historic Review Board. Application for a permit to demolish or otherwise destroy such building shall be made to the Department of Planning and Development, when applicable.*

*C. **Public hearing review.** The Historic Review Board shall hold a public hearing, under the provisions and procedures in Chapter 98 to review the request to demolish or destroy an Historic Landmark, and shall make written findings supporting its decision to approve or deny the request.*

*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 Ordinance as set forth in Section 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, 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.

**E. Approval of demolition request/appeals.** The Historic Review Board may approve the demolition request in consideration of the provisions under Section 26.090(D), above. The action of the Historic Review Board shall be transmitted to the applicant in writing within 10 days of the decision on the request, and shall be final on the 15th day from the date of mailing of the notice of final decision pursuant to Section 99.150, unless a notice of appeal is filed by any aggrieved party, pursuant to Section 99.250.

**F. Denial/appeals.** The Historic Review Board may deny the request for demolition or destruction of an Historic Landmark if it determines that in the interest of preserving historic values, the building should not be demolished or destroyed. Written findings supporting the denial of the request shall be transmitted to the applicant on the request. The action of the Historic Review Board denying the request may be appealed to the City Council within 30 days of the date of the letter and written findings denying the request. This extended appeal period is provided to allow time for evaluation of the alternatives to destruction or demolition of the subject building by the applicant and/or the Historic Review Board.

**G. Stay of demolition.** If the subject of the demolition request is under a Notice and Order of the Building Official, as provided under Chapter 4 of the Uniform Code for the Abatement of Dangerous Buildings, and the application is denied by the Historic Review Board, the written findings supporting the action to deny the request shall be transmitted to the Building Official along with a request that the enforcement of the Notice and Order for the Building Official be stayed during the pendency of an appeal, or for a period of not more than 60 days from the date of the letter and findings supporting the denial. During this stay of demolition period, the following actions may be taken:

1. The Building Official may require the owner or other party responsible for the subject building to take appropriate actions, other than demolition, to protect the public from hazardous conditions associated with the building.

2. *The Historic Review Board may research programs or projects underway which could result in public or private acquisition of the subject building and site, and assess the potential for the success of these programs or projects:*

a. *If the Board determines that there is reasonable grounds to believe that such program or project may be successful, it may extend the suspension period up to 30 additional days per extension, not to exceed more than a total of 120 days from the date of the letter and finding denying the request.*

b. *If the Board determines that all such programs or projects are unlikely to be successful, and the applicant has not withdrawn his application for a demolition permit or taken appropriate alternative action to correct the hazards associated with the subject building as provided in the Notice and Order of the Building Official, then, at the end of the stay of demolition period, the Building Official may issue such a permit, subject to all other applicable codes and ordinances.*

3. *Action of the Historic Review Board, in suspending issuance of the permit for demolition, may be appealed by the applicant to the City Council by filing a notice of appeal as provided in Section 99.250.*

**Finding No. 4:**

The proposed project is not a typical demolition. The application is only for the demolition of a non-contributing addition that is located to the west of the original structure. The residence is a Bungalow and the demolition will restore much of its original footprint. The applicant is also proposing to restore the original siding and window. The criterion is met.





City of West Linn GIS (Geographic Information System), SnapMap Date: 7/23/2010

Scale: 142 Feet

**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.



# Oregon Historic Site Form

Edward Gross House  
1697 6th Ave  
West Linn, Clackamas County

## LOCATION AND PROPERTY NAME

address: 1697 6th Ave  apprx. addr

historic name: Edward Gross House

West Linn  vcnt Clackamas County

current/  
other names: Ed and Laura Gross

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

block nbr: \_\_\_\_\_ lot nbr: \_\_\_\_\_ tax lot nbr: 900  
 township: 3 S range: 1E section: 2 1/4: BC  
 zip: 97068

## PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2 total # eligible resources: \_\_\_\_\_ total # ineligible resources: \_\_\_\_\_

elig. evaluation: eligible/contributing NR status: \_\_\_\_\_

primary constr date: 1912 (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: \_\_\_\_\_

primary style: Bungalow (Gen.) prim style comments: \_\_\_\_\_

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

primary siding: Horizontal Board siding comments: Narrow bevel

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

plan type: Bungalow architect: \_\_\_\_\_

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

comments/notes: \_\_\_\_\_

## GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	Clackamas County Cultural Resource Inventory	Survey & Inventory Project
	West Linn Survey- Willamette Conservation District 2006	Survey & Inventory Project
	Willamette Falls National Register District-potential 2008	Potential Historic District

farmstead/cluster name: \_\_\_\_\_ external site #: WL-2-615  
 (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)



# Oregon Historic Site Form

Edward Gross House  
1697 6th Ave  
West Linn, Clackamas County

## ARCHITECTURAL / PROPERTY DESCRIPTION

(Include expanded description of the building/property, setting, significant landscape features, outbuildings, and alterations)

Main Entrance: Gable roof extends over front porch supported by paired posts on battered concrete base. (Posts appeared to be replaced.)

Notes: Addition on west elevation.

## HISTORY

(Chronological, descriptive history of the property from its construction through at least the historic period [preferably to the present])

## RESEARCH INFORMATION

(Check all of the basic sources consulted and cite specific important sources)

- |                                           |                                               |                                               |                                               |
|-------------------------------------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Title Records    | <input type="checkbox"/> Census Records       | <input type="checkbox"/> Property Tax Records | <input type="checkbox"/> Local Histories      |
| <input type="checkbox"/> Sanborn Maps     | <input type="checkbox"/> Biographical Sources | <input type="checkbox"/> SHPO Files           | <input type="checkbox"/> Interviews           |
| <input type="checkbox"/> Obituaries       | <input type="checkbox"/> Newspapers           | <input type="checkbox"/> State Archives       | <input type="checkbox"/> Historic Photographs |
| <input type="checkbox"/> City Directories | <input type="checkbox"/> Building Permits     | <input type="checkbox"/> State Library        |                                               |

Local Library: \_\_\_\_\_

University Library: \_\_\_\_\_

Historical Society: \_\_\_\_\_

Other Repository: \_\_\_\_\_

Bibliography:

# Cultural Resource Survey Form:

CLACKAMAS COUNTY

T. D. NUMBER WL-2-615

## PHOTO INFORMATION:

ROLL: XXXV  
FRAME: 15

STUDY AREA: WEST LINN  
LEGAL: T. 35 R. 1E SEC. 2BC  
TAX (LOTS): 900  
ZONE \_\_\_\_\_ SIZE .23

Will. Falls B14 L 1,2

## IDENTIFICATION:

COMMON/HISTORICAL NAME: EDWARD GROSS HOUSE  
ADDRESS: 1697 S. E. 6th Avenue AREA: West Linn  
CURRENT OWNER: HAROLD G. GROSS USE: Residence  
OWNER'S ADDRESS: 1697 6th Avenue S.E., West Linn 97068  
ORIGINAL OWNER: ED and LAURA GROSS USE: Residence  
AREA OF SIGNIFICANCE: TOWN: X COUNTY: \_\_\_\_\_ CITY: \_\_\_\_\_ NATION: \_\_\_\_\_

## HISTORIC INTEREST:

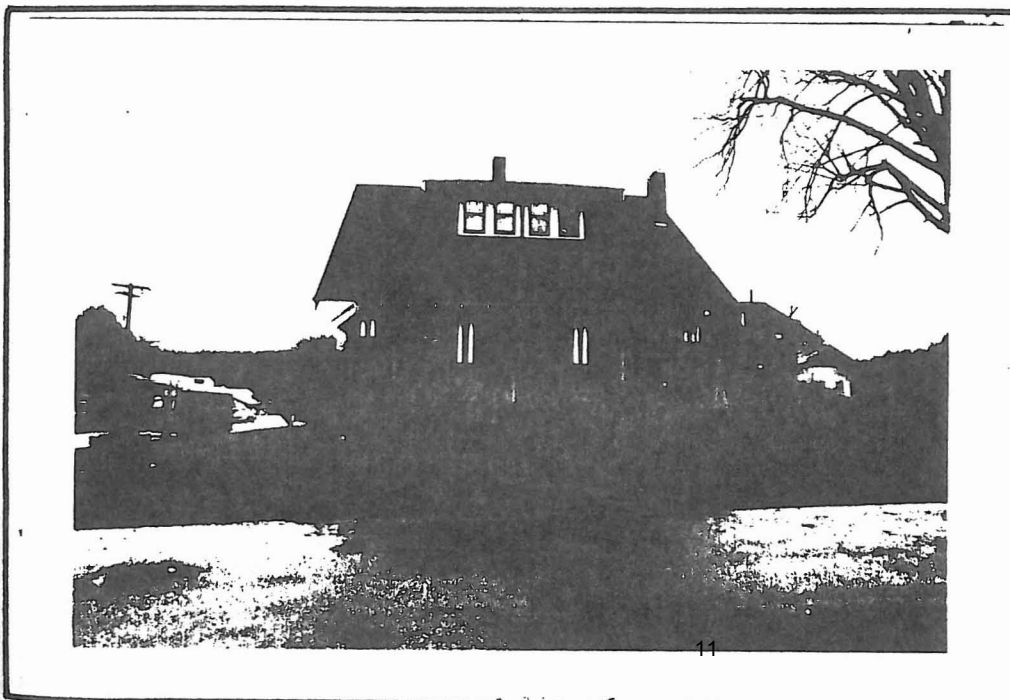
THEME: Architecture - 20th Century DATE: 1912  
DESCRIPTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## ARCHITECTURAL INTEREST:

STYLE: Bungalow STORIES: 1½  
DATE: 1912 CONDITION: Good ARCHITECT: \_\_\_\_\_  
SIDING: Narrow bevel.  
ROOF: Gable with bargeboard.  
DOORS: Multi-light.  
WINDOWS: Decorative muntins in upper sash. Rectangular bay window on east elevation.

MAIN ENTRANCE: Gable roof extends over front porch supported by paired posts on battered concrete base. (Posts appeared to be replaced.)

NOTES: Addition on west elevation.



## BIBLIOGRAPHY:

0

DATE: 1/16/84  
RECORDER: BORGE/ALTIER  
452



**EXHIBIT C**



*Front & Side (northeast) elevation*



*Front & Side (northwest) elevation*





*Side (west) elevation*



*Rear (south) elevation*



*Garage*



*Front Façade c. 1950 (photo courtesy previous owner)*

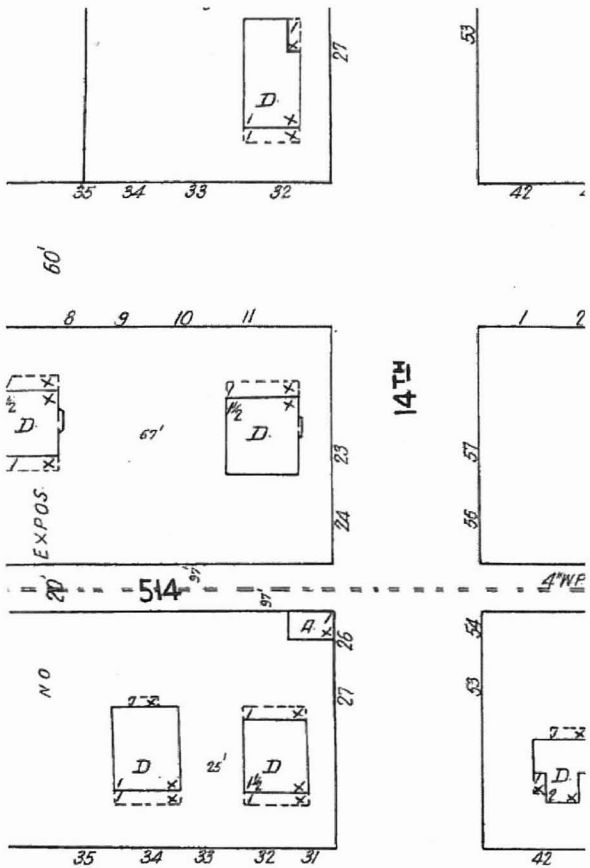


*East Façade, c. 1962 (photo courtesyprevious owner)*

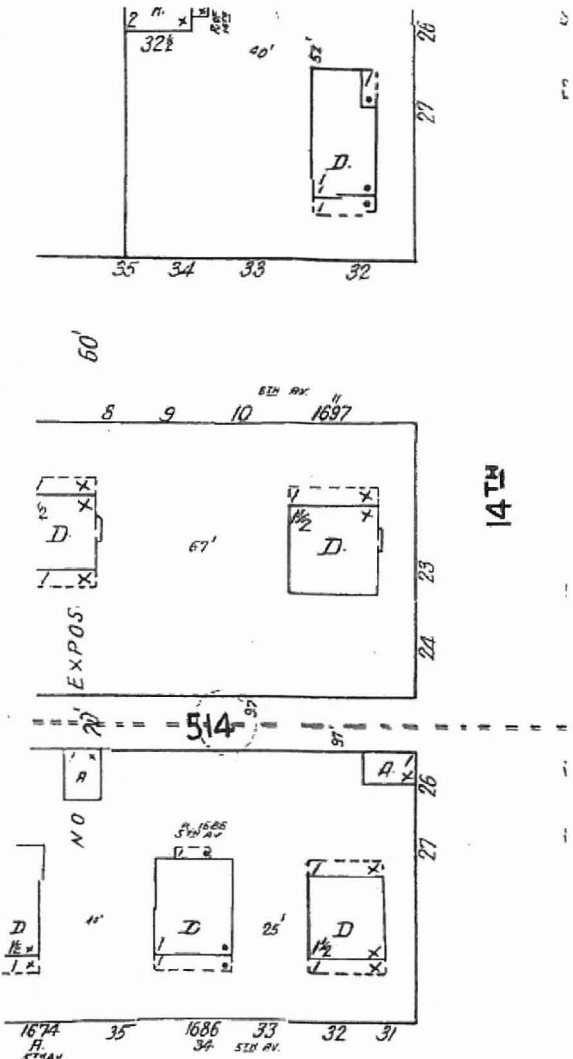




*Interior, 1961, side window showing where addition is currently located (photo courtesy previous owner)*



1925 Sanborn Map



1950 Sanborn Map



City of  
**West  
Linn**

# DEVELOPMENT REVIEW APPLICATION

DR-10-10

RECEIVED

JUN 18 2010

TYPE OF REVIEW (Please check all boxes that apply):

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

PAGE \_\_\_\_\_ OF \_\_\_\_\_

Home Occupation / Pre-Application / Sidewalk Use Application \* / Permanent Sign Review \* / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT \$ 0

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

Danny & Nicole Schreiber 1870 6th Ave ; West Linn 97068 503-723-5494

OWNER'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
<u>Danny Schreiber</u>	<u>1870 6th Ave ; West Linn</u>	<u>97068</u>	<u>97068</u>	<u>503-723-5494</u>

APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)

CONSULTANT	ADDRESS	CITY	ZIP	PHONE

SITE LOCATION 1697 6th Ave

Assessor's Map No.: 00750468 Tax Lot(s): 900 Total Land Area: 10,000 sq ft

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

4. **Four (4) 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.**

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.

SIGNATURE OF PROPERTY OWNER(S)

X

SIGNATURE OF APPLICANT(S)

X

Date 6/17/10

Date 6/17/10

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY.  
ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL.  
COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

**PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068;**

**PHONE: 656-4211 FAX: 656-4106**

**Project Overview**

**Location:** 1697 6 Avenue; West Linn, OR 97068

**Date:** June 18, 2010

**Submitted by:** Danny Schreiber

**Description:** Removal late-20<sup>th</sup> century addition on side of home. Restore original siding and window (if appropriate).

**Purpose:** Return this 1912 home back to its original appearance. According to 1925 Sanborn Map, this structure had no side addition. This demolition and restoration will bring back the original footprint, restore the use of the basement window which currently blocked by the addition and restore the original floorplan of the home.

**Responses to Section 26.080**

While the original structure of this building is of historical significance to the neighborhood, the 1970's era addition is not historically significant nor accurate. The craftsman/bungalow design of the original house is obstructed by this addition and therefore the addition should be removed. The addition is also not to current modern standards and need significant improvements to match modern standards or to be changed to match historic standards of the original structure.

All restored siding and windows will be constructed of wood similar in style and design to the original existing features.

**Response to Section 25.070 H Windows**

It is our intention to restore the original windows to the home, if we find evidence of windows upon removal of the addition. It is likely, however that at least one double hung window was in the location of the interior door to the addition. In order to maintain the look of the rest of the home, we would like to put one double hung wood sash window to fit in the space (hole) left by the removal of the interior door. We would like to match the surrounding wide trim boards of the upper windows, of at least 5" or more.

**Response to Section 25.070 J. Siding and exterior finish**

The siding will match the existing horizontal wood siding of approximately 2-1/2" and colors will match existing colors and trim.

**Response to 25.080**

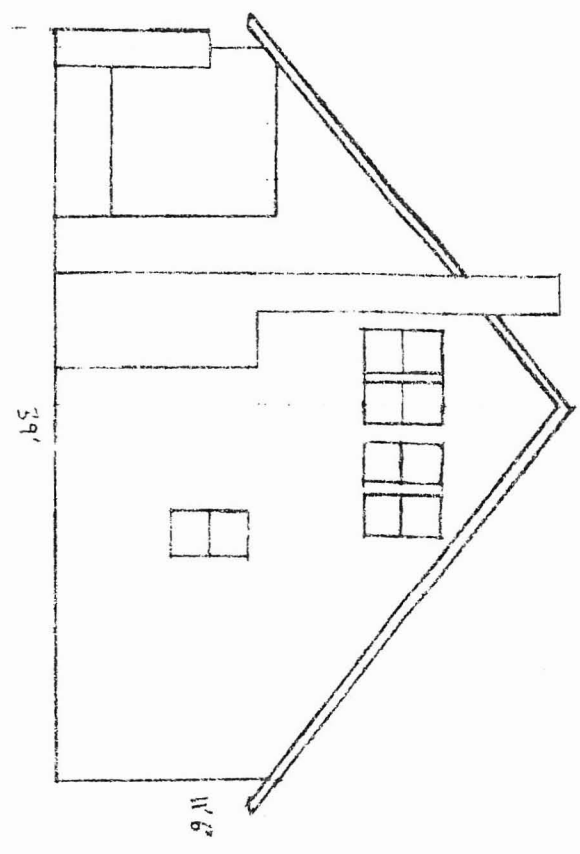
It is our intention to find and restore the original qualities of the structures character which were hidden by the addition. This addition we are requesting to be removed is not recognized design of the craftsman style and should be removed. All materials to be used will match the composition, design, color texture and other visual qualities of the existing, original home. The rear aluminum porch cover (not visible from public right-of-way) which is attached to the addition will also be removed at the same time.

**Summary:**

This project will restore the original design and function of this beautiful craftsman home. The removal of the addition will allow us to restore the original siding and give the home its original footprint.

Scale = 1/4" = 1 Foot

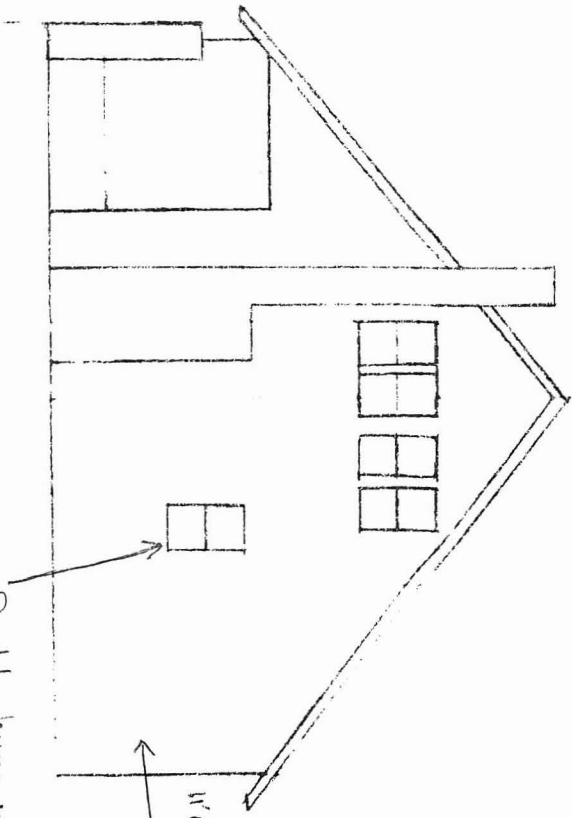
1697 6<sup>TH</sup> Ave





Scale = 1/4" = 1 Foot

1697 6<sup>TH</sup> Ave



Double hung window to match existing upper windows  
in place of addition doorway,  
(if evidence of original window is found)

siding to match existing home  
lap siding of approx 2 1/2"  
painted yellow to match rest of home

11'6"



City of West Linn GIS (Geographic Information System), SnapMap Date: 10/2/2009

Scale: 054 Feet

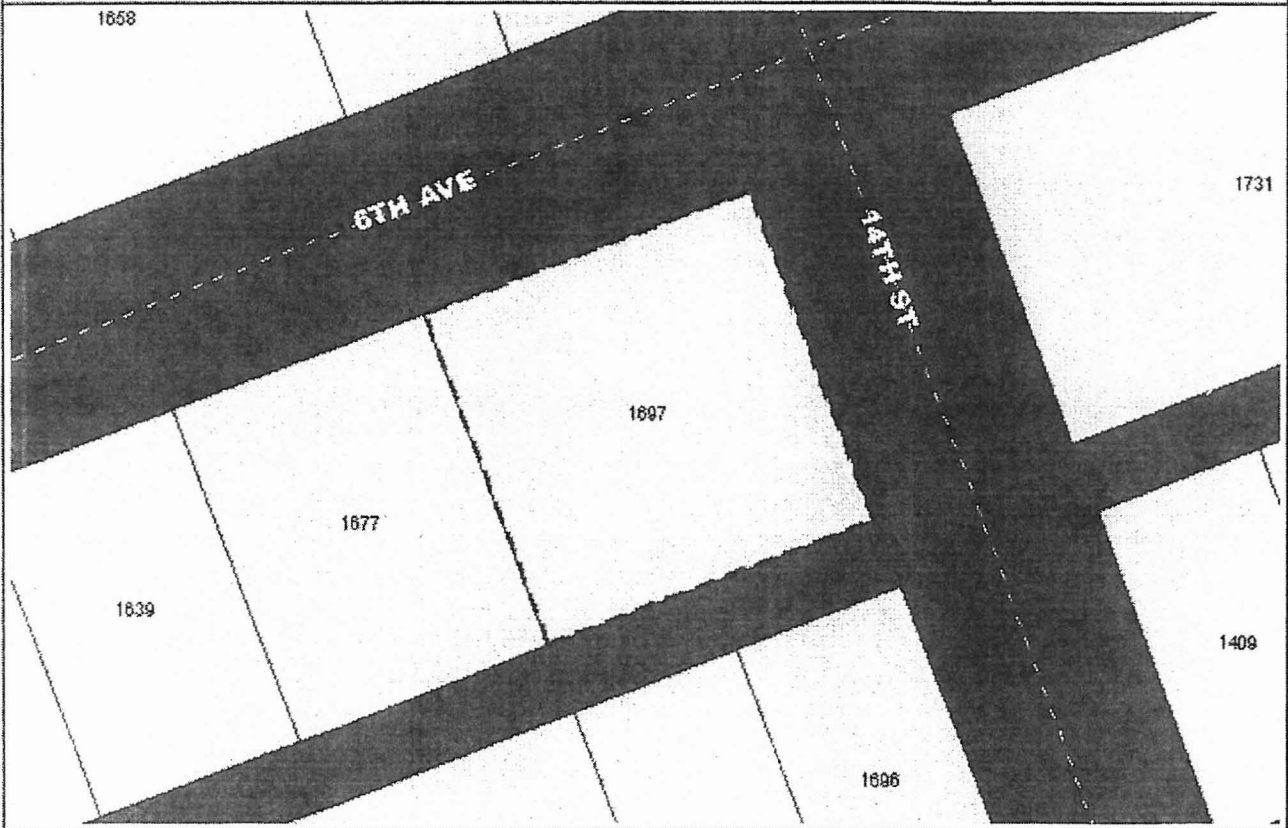
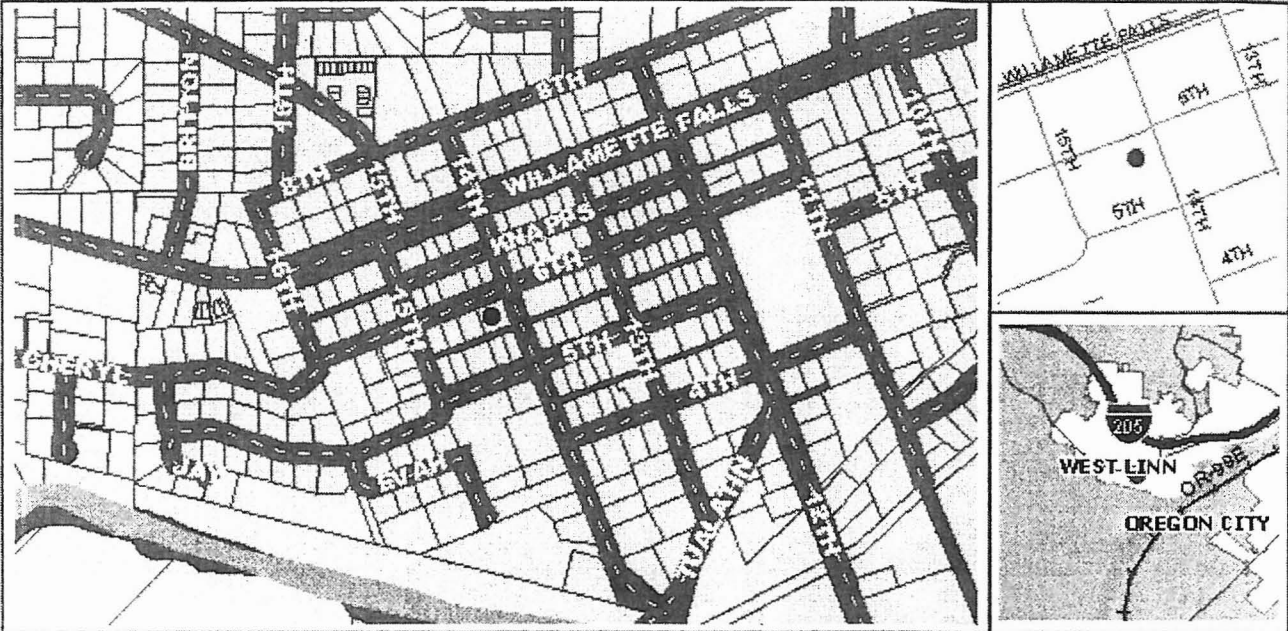
MAP DISCLAIMER:

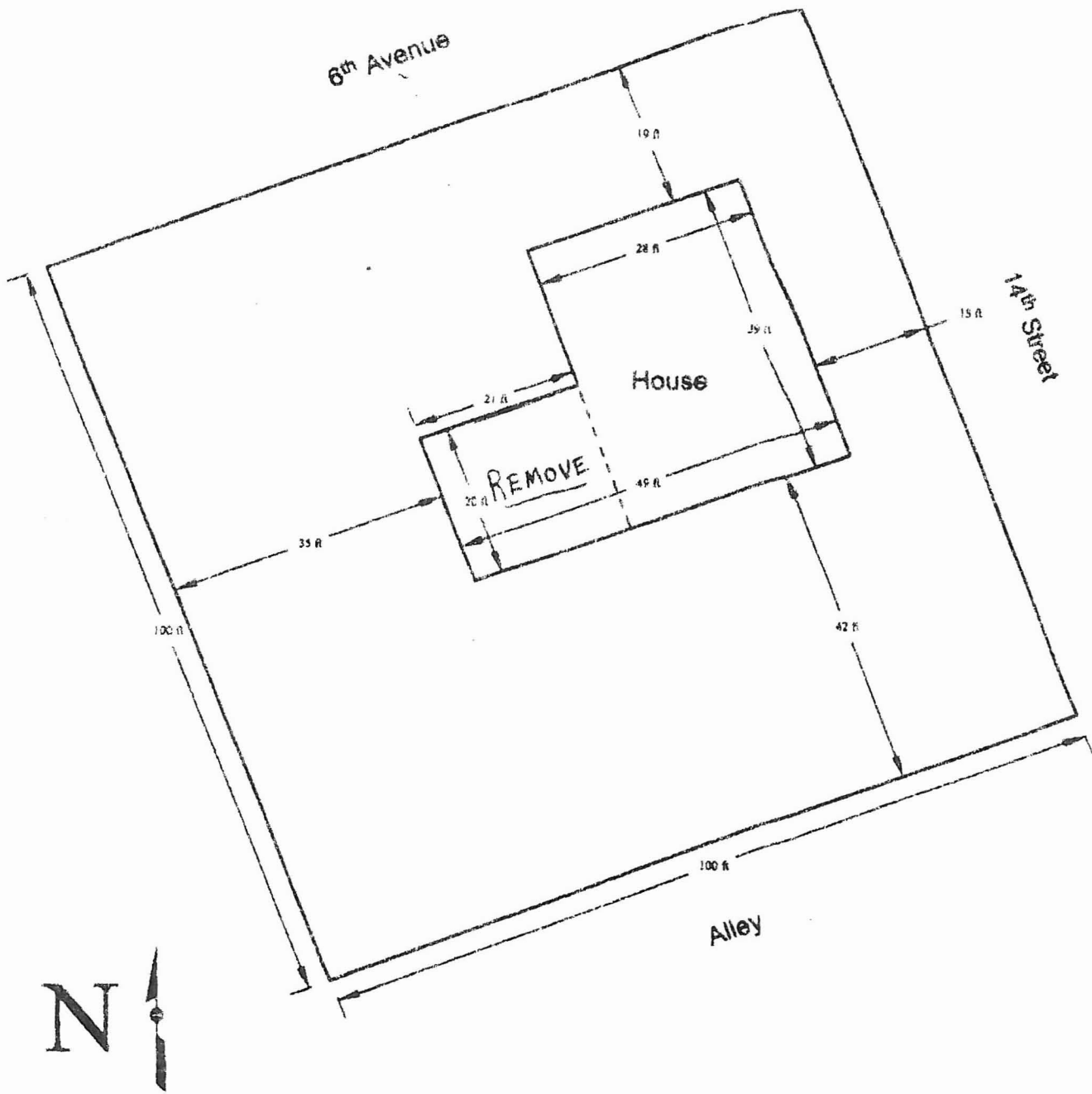
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



1697 6TH AVE - WEST LINN


Property & Location





5 0 5 10 15 20 25

scale 1" = 20'

	Site Plan	09-1153	1697 6 <sup>th</sup> Avenue West Linn, OR 97068
	Gross, R		

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

**PLANNING RECEIPT**  
**Receipt: # 935809**  
**Date : 06/18/2010**  
**Project: #DR-10-10**  
 BY: SR

\*\*\*\*\*

NAME : DANNY & NICOLE SCHREIBER

ADDRESS : 1860 6TH AVE

CITY/STATE/ZIP: WEST LINN OR 97068

PHONE # : 503-723-5494

SITE ADD. : 1697 6TH AVE

\*\*\*\*\*

TYPE I HOME OCCUPATIONS		HO	\$	
PRE-APPLICATIONS	Level I ( ), Level II ( )	DR	\$	
HISTORIC REVIEW	Residential Major ( ), Minor (X), New ( )	DR	\$	0.00
	Commercial Major ( ), Minor ( ), New ( )			
SIGN PERMIT	Face ( ), Temporary ( ), Permanent ( )	DR	\$	
SIDEWALK USE PERMIT		DR	\$	
APPEALS	Plan. Dir. Dec. ( ), Subdivsion ( ),	DR	\$	
	Plan Comm./City Coun. ( ), Nbhd ( )			

LOT LINE ADJUSTMENT		LA	\$	
CITY/METRO BUSINESS LICENSE		BL	\$	

\*\*\*\*\*

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

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

TOTAL REFUNDABLE DEPOSIT		RD	\$	0.00
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GENERAL MISCELLANEOUS Type:		PM	\$	
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TOTAL	Check #	Credit Card ( )	Cash ( )	\$	0.00
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## Javoronok, Sara

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**From:** Danny Schreiber [dschreiber@integrity.com]  
**Sent:** Friday, July 02, 2010 2:58 PM  
**To:** Javoronok, Sara  
**Subject:** Re: 1697 6th Ave.

Thanks Sara. Those are great photos. You should be sure to save them in the archive. The photo of the front of the house must be from the late 150's since the fireplace is already there. Anyway, these photos and the email from the previous owner's children are further evidence that the addition is not original and does not add to the historic characteristics.

Thanks,

Danny

On 7/2/10 1:29 PM, "Javoronok, Sara" <[sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov)> wrote:

Danny,

Hi, I've had some contact with the previous owner of 1697 6th Avenue and I asked about the addition and thought you'd be interested in the response. Attached are a few photos, one of the front of the house and two others showing the window from the inside and outside. I'm copying the text of the e-mail below too.

"Yes, my parents added the bedroom in 1970. To enter the bedroom addition, you need to go through a little room off the living room; there was a window in that room (approximately 2 1/2' by 3') I would estimate. (See photo of graduate). The fireplace was added in 1955 - there were little windows there too."

Let me know if you have any questions. Thank you for your patience with the process.

Sara

---

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

# AFFIDAVIT OF NOTICE

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

## GENERAL

File No. DR-10-10 Applicant's Name Danny & Nicole Schreiber  
Development Name Demolition of side addition at 1697 6th Ave  
Scheduled Meeting/Decision Date August 12, 2010

**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) 7/29/10 (signed) SK
- B. Affected property owners (date) 7/29/10 (signed) SK
- C. School District/ Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) 7/29/10 (signed) SK  
all

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.  
Date: 7/27/10 (signed) SK

**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) \_\_\_\_\_

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

The Clackamas County Historic Review Board (HRB) will hold a public hearing on the request of Danny and Nicole Schreiber for the demolition of a side addition on their house located at 1697 6<sup>th</sup> Avenue in the Willamette Historic District. The hearing is scheduled to be held on Thursday, August 12, 2010, at 7 p.m. in the Clackamas County Offices at 150 Beavercreek Road, Oregon City OR 97045. When you arrive for the hearing, consult the information desk to determine which hearings room will be used. The hearing will be based upon the provisions of chapters 25 and 26 of the West Linn Community Development Code. Approval or disapproval of the request by the HRB will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

Proposed site also identified as Tax Lot 900 of Assessor's Map 31E-2BC.

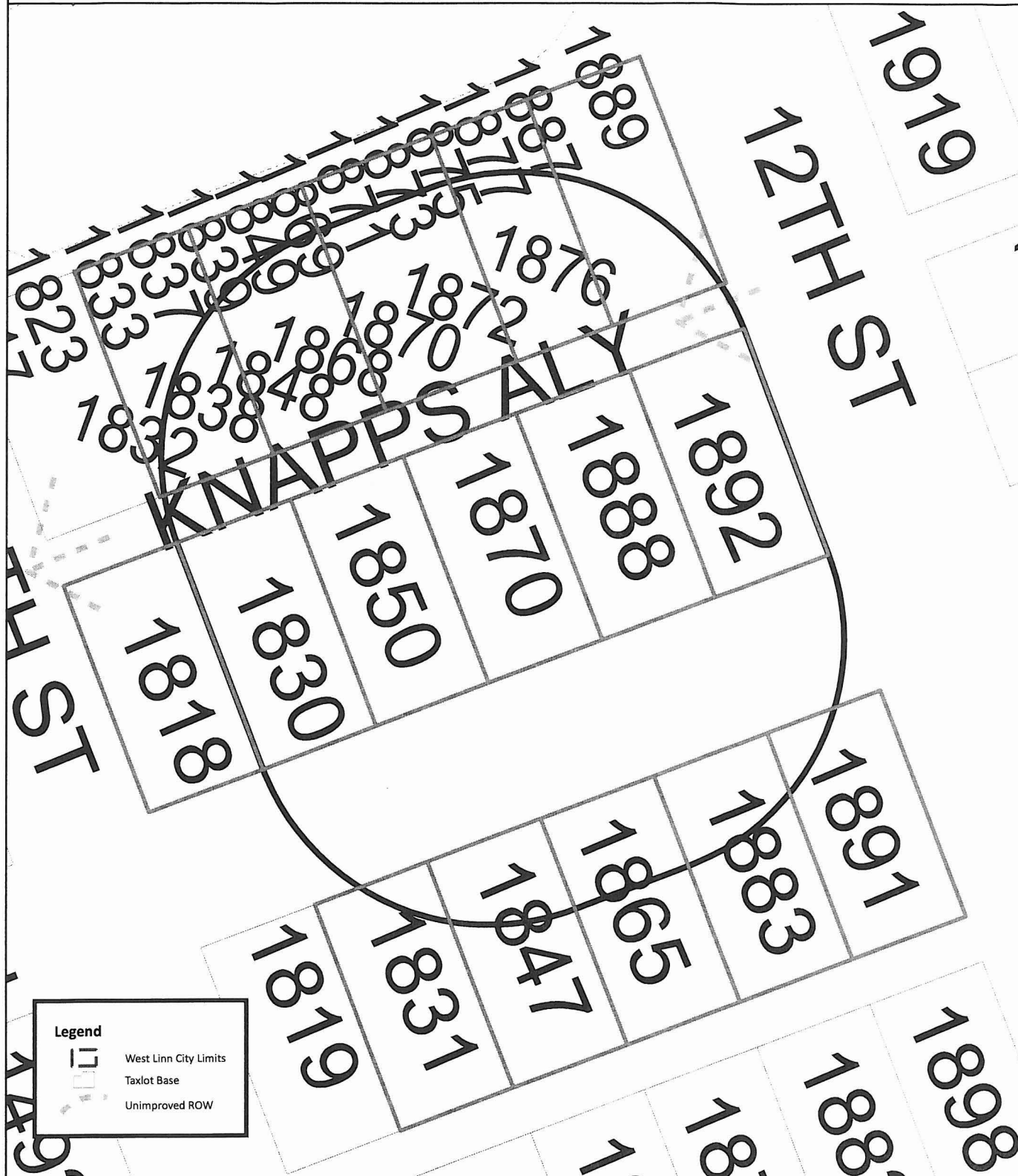
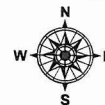
All documents and applicable criteria in the above-noted file are available for inspection at no cost and also via the City's web site at <http://westlinnoregon.gov/planning/1697-6th-ave-historic-district-restoration>, or copies can be obtained for a minimal charge per page. At least 10 days prior to 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 (phone 722-5512). For fastest results please E-mail at [sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov).

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. 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 report presentation from the City Planner, 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.

TERESA ZAK Administrative Assistant





**Legend**

- West Linn City Limits
- Taxlot Base
- Unimproved ROW

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

Taxlot Base Source: Metro RLIS

NOT TO SCALE

SNAPNOTIFY.MXD / AHA APP 6-16-09

User Name: T Zak  
Map Creation Date: Jul 27, 2010

A04TXPAYER	A05MAILADD	A06MAILCIT	A0 A08MAILZIP
BARTO HOWARD CHRISTIAN	1818 6TH AVE	WEST LINN	OF 97068
BECKER DAVID C	1883 6TH AVE	WEST LINN	OF 97068
BROWN RONALD G CO-TRUSTEE	14204 S MUELLER RD	OREGON CITY	OF 97045
FLOYD DANIEL T	1831 6TH AVE	WEST LINN	OF 97068
FORSETH DEANNA L	1865 6TH AVE	WEST LINN	OF 97068
KIM BYONG	10354 HALFHITCH DR	ANCHORAGE	AK 99515
LORIAUX D LYNN & TERESA CHOATE	1830 6TH AVE	WEST LINN	OF 97068
MCFADDEN THOMAS A & SHARON L	1850 6TH AVE	WEST LINN	OF 97068
MEURER STEPHAN	1892 6TH AVE	WEST LINN	OF 97068
PSALTIS ANDREW G & KIMBERLY	1891 6TH AVE	WEST LINN	OF 97068
SCHAEFER DONALD M & MILYNN P	1877 WILLAMETTE FALLS DR	WEST LINN	OF 97068
SCHREIBER DANIEL & NICOLE M	1870 6TH AVE	WEST LINN	OF 97068
STELL INVESTMENTS LLC	1085 WILLAMETTE FALL DR	WEST LINN	OF 97068
TEKANDER STEVE	31650 SW WILLOW ISLAND LN	WEST LINN	OF 97068
TRO LLC	1227 NE 27TH AVE UNIT 5	PORTLAND	OF 97232

**Javoronok, Sara**

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**From:** Barbara Riggs [wlww\_lady@q.com]  
**Sent:** Friday, July 02, 2010 11:56 AM  
**To:** Javoronok, Sara  
**Subject:** Re: photo #3

Sara,

Please feel free to share...I am glad that they will work. Hopefully the people that eventually live in the home will enjoy it as much as we did.

Barbara

----- Original Message -----

**From:** Javoronok, Sara  
**To:** 'Barbara Riggs'  
**Sent:** Friday, July 02, 2010 11:42 AM  
**Subject:** RE: photo #3

Thank you for all of the photos. They're great! The resolution on #2 is fine. If it's ok, I'll include these with my report for the Historic Review Board and share them with the current owner.

Sara

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

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

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

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**From:** Barbara Riggs [mailto:wlww\_lady@q.com]  
**Sent:** Friday, July 02, 2010 11:27 AM  
**To:** Javoronok, Sara  
**Subject:** photo #3

#3 - 1 & 3 were done with 1200 resolution - #2 with 200 resolution - I can redo #2 if you need me to do that.

This was good practice for me to do this today.

---

**Javoronok, Sara**

**From:** Barbara Riggs [wlww\_lady@q.com]  
**Sent:** Friday, July 02, 2010 9:46 AM  
**To:** Javoronok, Sara  
**Subject:** Re: 1697 6th Avenue - West Linn - Setbacks

Hello,

Yes, my parents added the bedroom in 1970. To enter the bedroom addition, you need to go through a little room off the living room; there was a window in that room (approximately 2 1/2' by 3') I would estimate. (See photo of graduate). The fireplace was added in 1955 - there were little windows there too.

I have been trying to fax you some photos at the number 503 656-4106 but it doesn't seem to be working. Is there a better fax number for me to use?

Hope this helps.

Barbara

----- Original Message -----

**From:** Javoronok, Sara  
**To:** 'Barbara Riggs'  
**Sent:** Friday, July 02, 2010 9:16 AM  
**Subject:** RE: 1697 6th Avenue - West Linn - Setbacks

Barbara,

I didn't think of asking this earlier, but do you know anything about the side addition? Do you know when it was added? Did it replace or cover any windows?

Thanks!

Sara

 Sara Javoronok  
[sjavoronok@westlinnoregon.gov](mailto:sjavoronok@westlinnoregon.gov)  
Associate Planner  
22500 Salamo Rd  
West Linn, OR, 97068  
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*Public Records Law Disclosure* This e-mail is subject to the State Retention Schedule and may be made available to the public.

**From:** Barbara Riggs [mailto:wllw\_lady@q.com]  
**Sent:** Thursday, July 01, 2010 11:38 AM  
**To:** Javoronok, Sara  
**Subject:** Re: 1697 6th Avenue - West Linn - Setbacks

One more question...what time will the meeting start?

----- Original Message -----

**From:** Javoronok, Sara  
**To:** 'Barbara Riggs'  
**Cc:** Spir, Peter  
**Sent:** Thursday, July 01, 2010 8:35 AM  
**Subject:** RE: 1697 6th Avenue - West Linn - Setbacks

Barbara,

The Clackamas County Historic Review Board meets at 150 Beaver Creek Road in Oregon City. The agenda for the meeting will be posted about 10 days in advance along with the packet including the application.

They're currently proposing to remove the side addition to the property.

Please let me know if you have any other questions.

Sara



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

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**From:** Barbara Riggs [mailto:wllw\_lady@q.com]  
**Sent:** Wednesday, June 30, 2010 5:07 PM  
**To:** Javoronok, Sara  
**Cc:** Spir, Peter  
**Subject:** Re: 1697 6th Avenue - West Linn - Setbacks

Sara,

I didn't see where and when the August 12th meeting will be held. Thank you for this additional information and what you have already provided.

We are just curious as to what will be happening to the home - no controversy - just hope that the new owners will enjoy living there as much as our family did.

Barbara

|----- Original Message -----

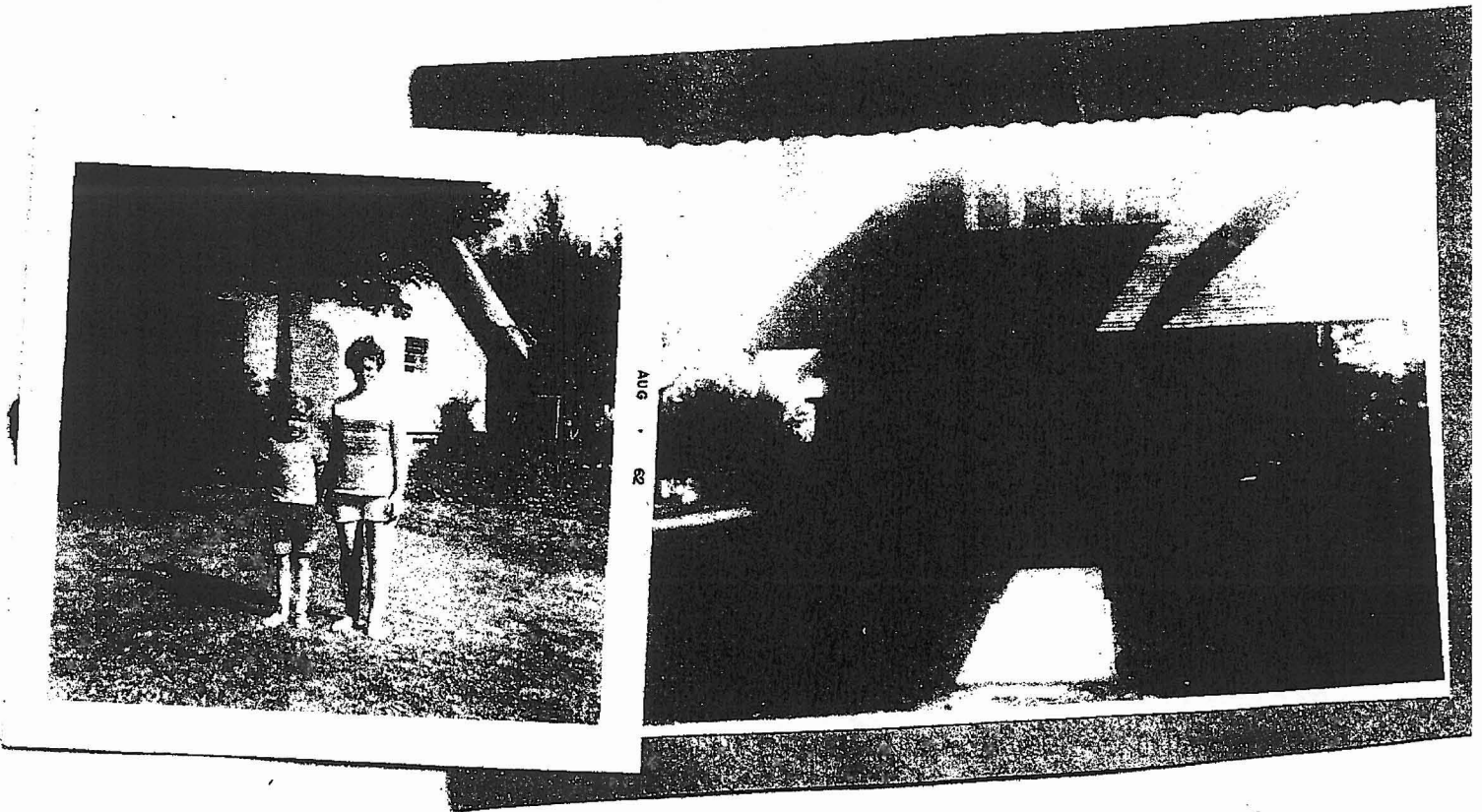
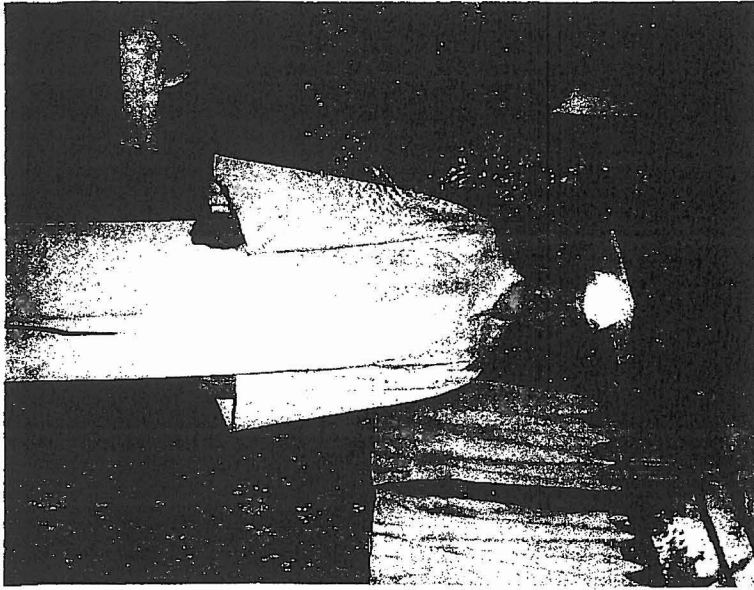
**From:** Javoronok, Sara  
**To:** 'Barbara Riggs'  
**Cc:** Spir, Peter  
**Sent:** Wednesday, June 30, 2010 4:41 PM  
**Subject:** RE: 1697 6th Avenue - West Linn - Setbacks

Barbara,

The application will actually be reviewed by the Clackamas County Historic Review Board rather than the City of West Linn's Historic Resources Advisory Board. At this point, the City's Board is only advisory. It is scheduled to be reviewed by the Clackamas County Historic Review Board on August 12<sup>th</sup>. You can see the application for the review here: <http://westlinnoregon.gov/planning/1697-6th-ave-historic-district-restoration>

Please let me know if you have any additional questions.

Sara



To: Sarah Javoronok  
 503-656-4106  
 7/2/10  
 From: Barbara Riggs