

Addition and Remodel of Rear Portion of Home

Property Owner: Colin McCoy and Christine Reising

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

Project Summary

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

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

- 26.080 DEMOLITION

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