

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STATE CONTACT <i>PETER SPIR</i>	PROJECT NO(S). <i>DR-13-03</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL <i>250⁰⁰</i>

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 (CJP) | <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: <i>Bridgefront Apartments</i> <i>22820 Willamette Dr. (unit #6)</i> <i>West Linn, OR 97068</i>	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: <i>David C. Newton</i> <small>(please print)</small>	Phone: <i>503-515-9307</i>
Address: <i>7115 SE 36th Ave.</i>	Email: <i>newton3822@comcast.net</i>
City State Zip: <i>Portland OR 97202</i>	

Owner Name (required): <i>same</i> <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.

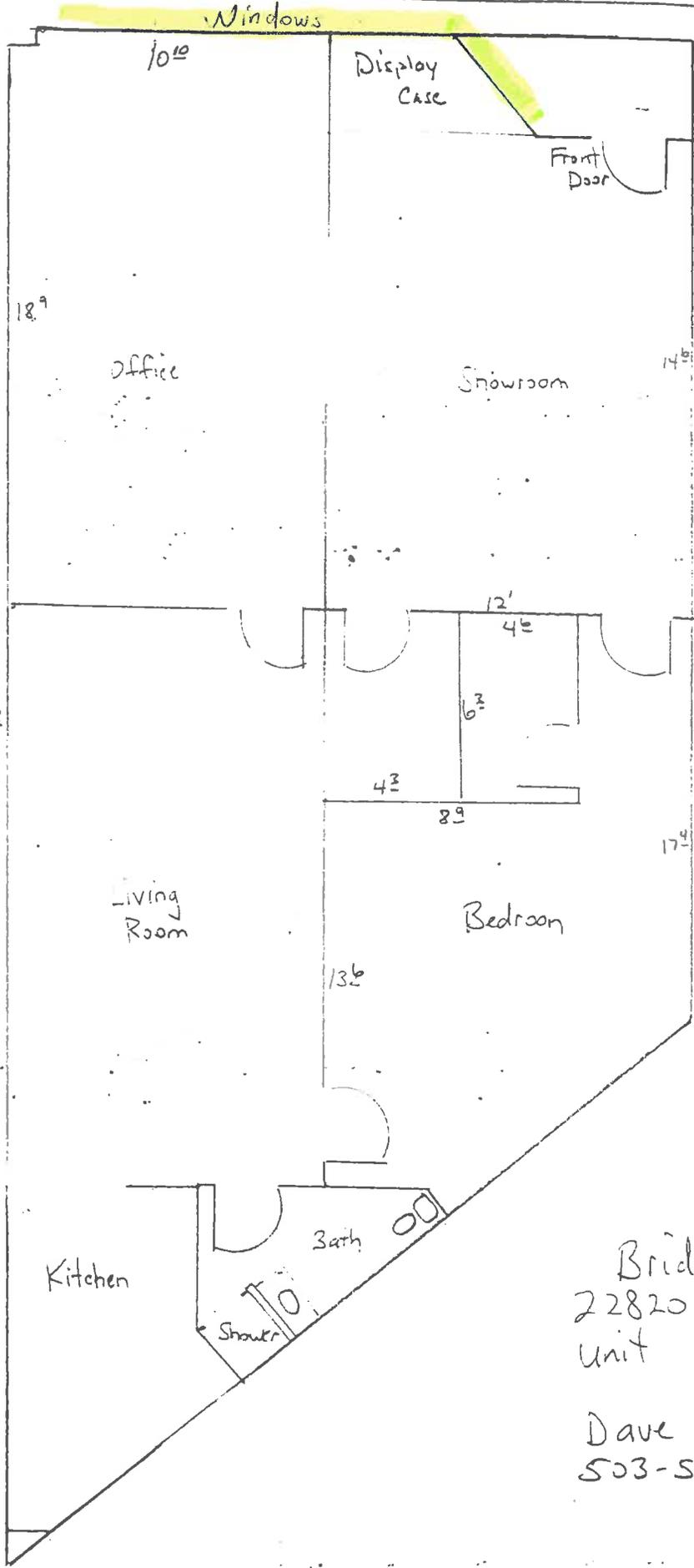
Signs, lighting: I will comply with recommendations and local code on all signage and awenings, although I may wait to consider the wishes of a prospective tenant.

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