



STAFF REPORT FOR THE HISTORIC REVIEW BOARD

FILE NUMBER: DR-17-09

HEARING DATE: November 14, 2017

REQUEST: Class II Historic Design Review – 850 square foot addition to the existing single-family home

APPROVAL CRITERIA: Community Development Code Chapter 13, R-5 Zoning
Community Development Code Chapter 25, Historic Resources
Community Development Code Chapter 99, Quasi-Judicial Decision Making

STAFF REPORT PREPARED BY: Jennifer Arnold, Associate Planner

Planning Manager's Review *JA*

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GENERAL INFORMATION

APPLICANT/ OWNER:	Phil Chek & Associates
SITE LOCATION:	1822 5 th Ave
LEGAL DESCRIPTION:	Clackamas County Assessor's Map 3-1E-02BA, Tax Lot 6800
SITE SIZE:	10,000 square feet
ZONING:	R-5, Single Family Residential Detached and Attached/Duplex
COMP PLAN DESIGNATION:	Medium Density Residential
120-DAY PERIOD:	This application became complete on October 23, 2017. The 120-day maximum application processing period ends on February 23, 2018.
PUBLIC NOTICE:	Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on October 31, 2017. The property was posted with a sign on November 1, 2017. In addition, the application has been posted on the City's website. The notice requirements of CDC 99 have been met.

EXECUTIVE SUMMARY

The subject property is located in both the Willamette Historic District Overlay and Willamette Historic District National Register. It is an eligible, contributing historic home located in the Willamette neighborhood on the north side of 5th Avenue, between 12th and 13th Streets. It is approximately two blocks south of Willamette Falls Drive and a block west of the Willamette Primary School. The residence was built c. 1899 and is a Victorian Style home.

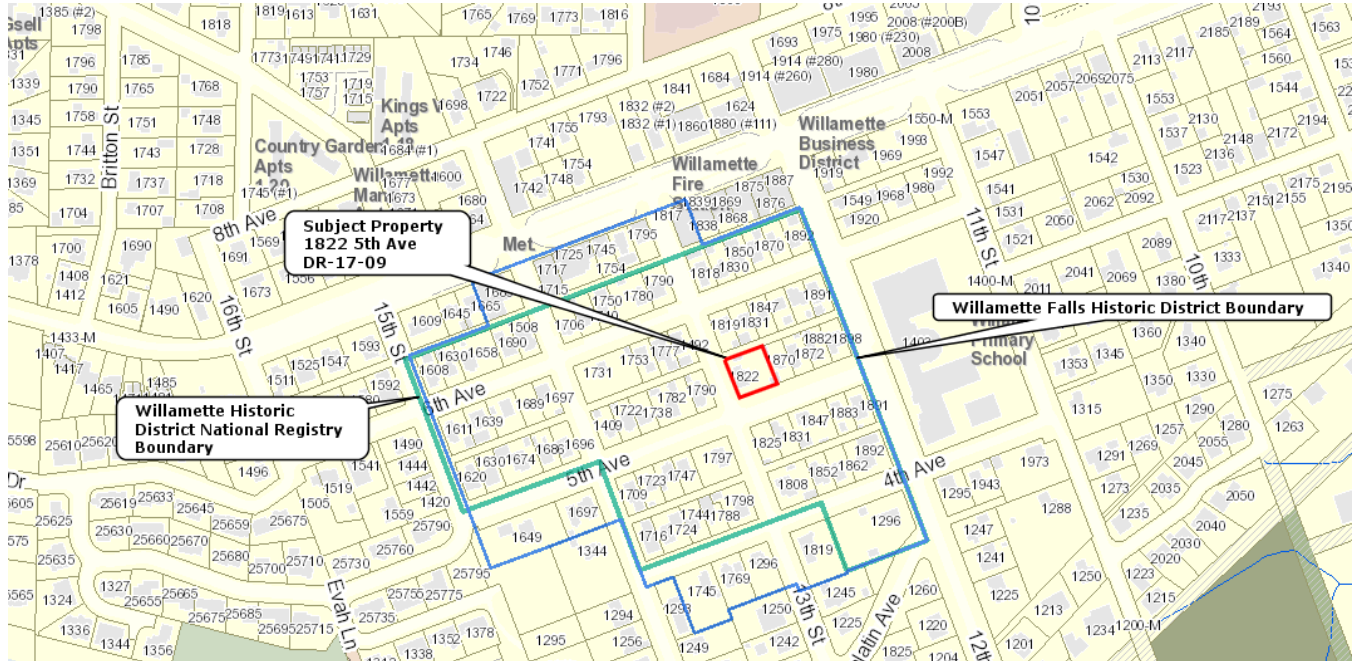
The applicant is proposing an 850 square foot addition to the existing home. The addition will use similar features of the original home to blend the new and old structures.

APPROVAL

Staff finds that the applicant's proposal, supplemented with one condition of approval, meets the applicable criteria. Therefore, staff recommends approval.

BACKGROUND

The subject property is 1822 5th Avenue and located in the Willamette neighborhood between 12th and 13th Streets. It is located within both the Local and National Willamette Historic Districts.



Site Conditions: The lot currently accommodates a contributing single family house, constructed c. 1899 and an accessory structure in the rear yard. The property was included in the 1984 Clackamas County Cultural Resource Inventory (Clackamas County Inventory) and the City's 2006 Reconnaissance Level Survey. The survey forms are attached as Exhibit HRB-3.

The residence is constructed in the Queen Anne style. It has a cross gable roof with decorative shingles in the gable ends. When the structure was entered into the Clackamas County Cultural Resource Inventory the exterior, original wood siding was covered by asphalt shingles. Since purchasing the property, the applicant has removed the asphalt shingles to expose the original wood siding. The main entrance has an encircling porch with a flat roof supported by plain posts with consoles and pendants from cornices. A historic photo submitted with the application shows that there was originally much more detail on the posts and cornices of the front porch.

The subject property recently submitted and received approval for an addition to the back of the home, a new deck, rebuild front porch, new windows, and a rebuilt accessory structure in the rear of the property (Planning File No. DR-16-05).



South (Front) Elevation



North (Rear) Elevation



East Elevation



West Elevation

Project Description: The applicant is proposing an 850 square foot addition to the east side of the property.

Surrounding Land Use: The subject property is in the middle of the Historic District. The surrounding properties are all zoned R-5.

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

ANALYSIS

CDC Chapter 13, R-5 Zoning and CDC Chapter 25, Historic Resources apply to this project. Staff has found the proposal is consistent with the applicable criteria.

RECOMMENDATION

Staff recommends approval of application DR-17-09 subject to the following proposed condition:

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-4.

**APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS
DR-17-09**

CHAPTER 13, R-5 ZONING

13.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Staff Finding 1: These criteria are met. The existing single-family home addition is permitted outright and the lot meets the minimum size requirements. The existing home and proposed addition are less than the maximum allowed height of 35 feet. The original historic home was 1,675 square feet, and after an approved addition the home became 1,925 square feet. The proposed addition will increase the square footage of the home by 850 square feet making the home a total of 2,775 square feet. The maximum FAR is 4,500 square feet, and the existing home with proposed addition is below this requirement. The existing home with addition occupies approximately 26% of the lot which is below the allowed 40% lot coverage. Building setbacks are regulated by CDC 25.070(C) 1-4. Side wall transition requirements are satisfied because no side walls exceed 700 square feet of flat surface (see applicant's submitted sheet A-2 through A-5).

CHAPTER 25, HISTORIC RESOURCES

25.030 PERMITTED USES

Unless otherwise provided for in this chapter, uses permitted by the base zoning district that are in accordance with the CDC are allowed on sites containing historic resources.

Staff Finding 2: A detached single family residence is a permitted use within the zone. The criterion is met.

25.040 HISTORIC DESIGN REVIEW PROCESSES

Proposed changes to historic resources that are not exempted by subsection A of this section, Exemptions from historic design review, are subject to subsection B of this section, Class I historic design review, or subsection C of this section, Class II historic design review. Class I historic design review addresses significant changes that warrant staff review. Class II historic design review addresses major changes including additions and new construction, subject to Historic Review Board approval. The processes for conducting Class I and Class II historic design review are in Chapter 99 CDC.

...

C. Class II historic design review. All proposed new construction, alterations, and additions, not identified as exempt under subsection A of this section, or subject to Class I historic design review under subsection B of this section, are subject to Class II historic design review and must meet the applicable approval standards.

Staff Finding 3: The applicant has submitted an application for a Class II Historic Design Review. Alterations and additions require Class II historic design review. Subject to the review and approval of the HRB, the criterion could be met.

25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES

The following design standards apply to all changes, including alterations, additions, and new construction proposed on a designated historic resource. These standards are intended to preserve the features that made the resources eligible for historic designation. Development must comply with all applicable standards, or be approved through the modifications process specified in CDC [25.080](#).

A. Standards for alterations and additions. This section applies to historic reviews for alteration of and additions to designated historic resources:

- 1. Retention of original construction. The original construction shall be maintained or restored to the greatest extent practicable. Stylistic features of original construction that shall be preserved include, but are not limited to: a line of columns, decorative shingles, projecting bays, other primary structural elements, spatial relationships that characterize the property, examples of skilled craftsmanship that characterize the building, and architectural details defining the structure's character and historic significance.*

Staff Finding 4: The proposed alteration of the east elevation is an 850 square foot addition. The materials proposed by the applicant are consistent with the existing materials and architectural details. All other exterior features have and are proposed to be restored. The front elevation will remain the same. The criterion is met.

- 2. Retention of historic material. Removal or alteration of historic materials and features shall be avoided during the construction of new additions or exterior alterations. Whenever possible, deteriorated materials and architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, new materials shall, to the extent possible, match those of the original building in terms of composition, design, color, texture, and other visual features.*

Staff Finding 5: The proposed addition will use siding, windows, and shingles that match the original building. This criterion is met.

- 3. Time period consistency. Buildings shall be recognizable as a physical record of their time and place. Alterations which have no historical basis or which seek to create a false sense of historical development are not allowed.*

Staff Finding 6: The proposed addition to the east side of the home will be seen from the front elevation. Staff adopts the applicant's findings on page 2, related to the time period consistency, of the applicant's submittal. This criterion is met.

4. *Significance over time. Changes to a property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.*

Staff Finding 7: The original structure is of historical significance and protected under Goal 5. The previous alterations have not acquired historic significance. This criterion is met.

5. *Differentiate old from new. Alterations and additions shall be differentiated from the original buildings and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property.*

Staff Finding 8: Staff adopts the applicant's findings on page 3 of the applicant's submittal as it relates to the differentiating the old and new construction. This criterion is met.

6. *Reversibility. Additions and alterations shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its context would be unimpaired.*

Staff Finding 9: The proposed addition has been designed in such a way that it could be removed to restore the original character of the home. This criterion is met.

7. *Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear or set back along the side. Features of building additions, including the proportions of window and door openings, shall be consistent with those of the existing building. Dimensional and other requirements in the underlying zone, as applicable, shall apply*

Staff Finding 10: See Staff Finding 5. The highest point on the proposed addition is 19.5 feet tall and the existing home has a height of 21 feet (excluding the cupola). The addition will be structurally attached to the rear of the home, but wrap around the east side. The addition is setback from front elevation of the home. This criterion is met.

8. *Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.*

Staff Finding 11: Elevation renderings (pages 13-16 of applicant's submittal) of the home show a matching roof pitch from the original home. The addition will be lower in height than the existing home. There is no proposed change in height of the existing home. Subject to the HRB approval this criteria is met.

9. *Roof materials. Replacement of a roof or installation of a new roof with materials other than cedar shingles, three tab asphalt shingles, or architectural composition shingles must be demonstrated, using photographic or other evidence, to be in character with those of the original roof, or with materials that are consistent with the original construction.*

Staff Finding 12: The applicant has replaced the roof of the original home with architectural composition shingles. The proposed addition will have the same roofing materials as the original home. This criterion is met.

10. *Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding with different material must be demonstrated, using photographic or other evidence, to be in character with those of the original materials, or with materials that are consistent with the original construction.*

Staff Finding 13: No proposed changes to the existing exterior walls. The proposed addition will be connected to the existing home via a breezeway like connection where there is an existing large window. Any siding removed for construction will be reused on the addition. This criterion is met.

11. *New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.*

Staff Finding 14: The proposed addition will use wood siding to match the original construction. This criterion is met.

12. *Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.*

Staff Finding 15: The gutters on the proposed addition will match the K-shaped historic gutters on the rest of the home. This criterion is met.

13. *New windows. New windows shall match the appearance of the original windows as closely as possible. Wood window frames and sashes shall be used unless the applicant demonstrates that the non-wood windows are consistent with their wooden counterparts, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. The window trim and sill shall match the original trim.*

Staff Finding 16: The proposed addition windows will replicate the appearance of existing, wood windows on the original home as close as possible. The applicant will match the original window trim and sill. This criterion is met.

14. *Storm windows. Storm windows shall be made of painted wood, baked enamel, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building.*

Staff Finding 17: No storm windows are proposed. This criterion does not apply.

15. *Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance, including the profile of the sash, sill, trim, window plane relative to the building wall plane, light pattern, glass color, profile of mullions and muntins, and color.*

Staff Finding 18: No window replacement is proposed. This criterion does not apply.

16. Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance.

Staff Finding 19: New doors on the proposed addition will be consistent with the painted and stained wood doors on the historic home. This criterion is met.

17. Porches. Front porches are allowed on new construction...

Staff Finding 20: No new porches are proposed. This criterion does not apply.

18. Decks. Decks shall be located in rear yard or the portion of the side yard behind the front 50 percent of the primary structure.

Staff Finding 21: No decks are proposed. This criterion does not apply.

19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that:

a. The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or

b. That it is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27 CDC).

Staff Finding 22: The original foundation was repaired, house lifted and beams were added under the house to make the home level and to shift the weight from the brick foundation to the post and beams. The original brick foundation does not carry the weight of the house and maintains the original character. The existing home is at the same elevation as the original historic home now that work is complete. This work was completed in the 2016/2017 winter and meets the exemption of CDC 25.040.A (3). The foundation of the proposed addition will match this foundation. This criterion is met.

20. Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted.

Staff Finding 23: New lighting will be shielded to prevent glare and will be consistent with the historic character of the original home. This criterion is met.

B. Standards for accessory structures. The following standards apply to accessory structures on properties designated as historic resources in addition to the regulations in Chapter 34 CDC:

Staff Finding 24: No proposed changes to the existing accessory structure. This criteria does not apply.

25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

This section provides additional standards that are applicable to properties within a historic district.

A. Standards for alterations and additions.

- 1. Compatibility with nearby context. Alterations and additions shall be:
 - a. Compatible in scale and mass to adjacent properties; and*
 - b. Constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.**

Staff Finding 25: Staff adopts the applicant’s findings on compatibility found on page 6 of the applicant’s submittal. This criterion is met.

- 2. Not in period buildings. Alterations to compatible, not in period buildings shall follow all applicable standards of this chapter to avoid creating a false sense of history.*
- 3. Not in period noncompatible buildings. Alterations to not in period, noncompatible buildings shall be consistent with applicable standards in CDC 25.060 and 25.070. Such buildings do not contribute to the historic value of the district and are not subject to standards pertaining to siding, windows, and other materials listed in CDC 25.060(A); however, such buildings shall not be so stylistically different from adjacent buildings that they detract from the district’s historic character.*

B. Standards for new construction. The standards in this section apply only to new construction in a historic district beyond alterations and additions, including new accessory structures. These standards shall apply in addition to any other applicable standards (see the Standards Applicability Matrix in CDC 25.020).

- 1. New construction shall complement and support the district. The historic district’s defining characteristics include a discernible aesthetic rhythm of massing, scale, and siting. Infill buildings shall not deviate in a detracting manner from these elements, but appear as complementary members of the district, by conforming to the following:
 - a. Lot or parcel size, massing, scale, proportion, form, siting, floor area ratio, window patterns, building divisions, and height shall correspond to the contributing buildings within the district, and any specific historic district standards and the applicable requirements of the underlying zone.*
 - b. Infill buildings shall relate to and strengthen the defining characteristics, including architectural style, without replicating the historic buildings. Buildings shall differentiate by use of materials, mechanical systems, construction methods, and, if applicable, signage. Architectural style shall not be the primary indicator of differentiation.*
 - c. Mechanical and automobile infrastructure must be appropriately concealed when not consistent with the district’s character.**

- 2. Reconstruction. Reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions shall be done in accordance with the Secretary of the Interior’s Standards for Reconstruction.*

3. *Archaeological resources shall be preserved in place or mitigated. When new construction must disturb archaeological resources, mitigation measures shall be carried out consistent with applicable state and federal laws. As appropriate, information yielded from archaeological mitigation shall be interpreted in the new building or site.*

Staff Finding 26: The standards above are not applicable. No new homes are proposed.

C. *Willamette Historic District general design standards. This subsection applies only to alterations and additions, new construction, and accessory structure construction of residential and historically residential properties in the Willamette Historic District. Other buildings are subject to the requirements in Chapter 58 CDC. Dimensional and other requirements of the underlying zone, as applicable, shall apply.*

1. *Front yard setback.*

- a. *The front yard setback shall equal the average of the front setbacks of adjacent homes on the block face. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet. The setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of any porches or front landings.*
- b. *Unenclosed porches with no living space above may encroach into the front yard setback six feet from the dominant vertical face of the building.*

Staff Finding 27: The proposal does not impact the front yard setback. These criteria are met.

2. *Side yard setback. Side yard setbacks shall be five feet, except:*

- a. *Bays, porches and chimneys and other projections that are cumulatively no more than 20 percent of the overall respective building wall length may intrude 18 inches into the side yard setback; and*
- b. *One story accessory structures may be sited within three feet of the side property line and two story accessory structures shall be a minimum of 15 feet from the side property line.*

Staff Finding 28: The proposed addition does not encroach into the side yard setback of 5 feet. No bays, porches, or chimneys are proposed with this application. These criteria are met.

3. *Side street setback. Setbacks from side streets shall be 10 feet for both developed and undeveloped streets, except:*

- a. *Bays, porches and chimneys and other projections may intrude two feet into side street yard setback; and*
- b. *One and two story accessory structures may be sited within five feet of the side street property line.*

Staff Finding 29: This standard is not applicable. The addition is adjacent to an interior side property line.

4. *Rear yard setback. The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within three feet of the rear property lines.*

Staff Finding 30: The proposed addition to the home does not encroach into the 20 foot rear yard setback. This criterion is met.

5. *Orientation. New home construction on corner lots shall be oriented the same direction as the majority of homes on the street with the longest block frontage.*

Staff Finding 31: This standard is not applicable. No new home is proposed.

6. *New lot configuration. In addition to other requirements of the CDC, all new lots in the historic district shall be perpendicular to the street and extend directly from the lot line along the street to the opposite lot line. The primary structure and any other contributing structures on the original property shall not be located on separate lots.*

Staff Finding 32: This standard is not applicable. This is an existing lot with an existing home.

7. *Building height.*

- a. *Residential structures are limited to 28 feet in height. Cupolas and towers shall not exceed 50 feet in height.*
- b. *One story accessory structures shall not exceed a height of 15 feet. For the purposes of this chapter, any one story accessory structure over 15 feet is considered a two story structure.*
- c. *Two story accessory structures shall not exceed the maximum height of 23 feet as measured per Chapter 41 CDC.*
- d. *Accessory structures shall not exceed the height of the primary dwelling.*

Staff Finding 33: The home is currently 21 feet in height and the cupola is approximately 28 feet in height. The proposed addition is 19.5 feet in height. There is no proposed change to the roof pitch or height of the existing home (see Staff Finding 11). Subject to the HRB approval, these criteria are met.

8. *Building shapes and sizes. No building shall exceed 35 feet in overall width. Front facade gables shall not exceed 28 feet in overall width.*

Staff Finding 34: The proposal does not impact the home's width or front façade width. This criterion is met.

9. *Roof pitch. Roofs shall have a pitch of at least 6:12.*

Staff Finding 35: The proposed addition will maintain a pitch of at least 6:12. This criterion is met.

10. *Garage access and parking areas.*

- a. *Garages shall be accessed from an alley, if present. No garage door may face or have access onto a street except when alley access is not available.*

- b. *Parking areas.*
 - 1) *No residential lot shall be converted solely to parking use.*
 - 2) *No rear yard area shall be converted solely to parking use.*
 - 3) *When a lot is adjacent to an alley, all parking access shall be from the alley. (Ord. 1614 § 6, 2013; Ord. 1636 § 23, 2014)*

Staff Finding 36: No accessory structures or garages are proposed with this application. These criteria do not apply.

25.080 MODIFICATIONS TO DESIGN STANDARDS

This section provides for deviation from site development standards in this chapter to enable flexibility and innovation consistent with the purposes of this chapter while ensuring that the features that historic designations are intended to preserve are maintained.

A. *Applicability. The provisions of Chapter 75 CDC, Variance, shall not apply to the standards in this chapter.*

B. *Assessment of modification. When an applicant proposes an alternative to the standards of this chapter the approval authority shall grant a modification when:*

- 1. *Historical records. The applicant demonstrates by review of historical records or photographs that the proposed alternative is consistent with and appropriate to the architecture in the historic district, or is appropriate to the applicable style of architecture;*
- 2. *Consistency. The resulting development of the proposal would be consistent with the intent of the standards for which the modification is requested, as determined by the approval authority;*
- 3. *Negative impacts. Negative impacts to adjacent homes and/or a historic district will be minimized. These include, but are not limited to, loss of solar access, light, or air to an adjacent structure, and scale or mass that visually overwhelm or are not deferential to an adjacent landmark or contributing structure; and*
- 4. *Exceptional architecture. The proposal incorporates exceptional and appropriate architectural elements into the building. (Ord. 1614 § 6, 2013)*

Staff Finding 37: No modifications to the design standards are proposed by the applicant. However, the addition has a roof height 1 foot lower than the existing home. Past practices of the HRB have been to approve additions with a lower roof height to show a subordinate structure per CDC 25.060.(7). The roof height of the existing historic structure will remain unmodified. CDC 25.060(8) states that building height and roof pitch are maintained. The applicant proposes an addition with the same roof pitch as the existing historic home.

HRB -1

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-17-09 Applicant's Name Phil Chek
Development Name _____
Scheduled Meeting/Decision Date 11-14-17

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) 11-1-17 (signed) J. Shroyer

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) 10-31-17 (signed) J. Shroyer
- B. Affected property owners (date) 10-31-17 (signed) J. Shroyer
- C. School District/Board (date) 10-31-17 (signed) J. Shroyer
- D. Other affected gov't. agencies (date) 10-31-17 (signed) J. Shroyer
- E. Affected neighborhood assns. (date) 10-31-17 (signed) J. Shroyer
Willamette: ALL

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: 10-31-17 (signed) J. Shroyer

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

(date) 11-3-17 (signed) J. Shroyer

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

HRB- 2

**CITY OF WEST LINN
HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-17-09**

The City of West Linn Historic Review Board (HRB) will hold a public hearing on **Tuesday, November 14, 2017, at 7:00 p.m.** in the Council Chambers at City Hall, 22500 Salamo Road, West Linn. The HRB will review an application for an addition to the existing home at 1822 5th Ave. in the Willamette Historic District.

The hearing will be based upon the provisions of Chapters 13, 25, and 99 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 County records indicate that you own property within 300 feet of the affected site on Clackamas County Assessor's Map 31E02BA, Tax Lot 6800, or as otherwise required by Chapter 99 of the CDC.

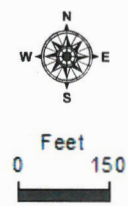
All documents and applicable criteria for DR-17-09 are available for inspection, at no cost, in the Planning Department at City Hall or via the City's web site at <http://westlinnoregon.gov/planning/1822-5th-avenue-historic-design-review>. Copies can also be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Jennifer Arnold, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR, (503) 742-6057, or jarnold@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.

1822 5th Avenue Notification Map



11/14/17 HRB Meeting
p. 19



Scale 1:3,600 - 1 in = 300 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 30-Nov-16 10:09 AM

WEST LINN GIS

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. Map scale is approximate. Source: West Linn GIS (Geographic Information System) MapOptix.



CITY OF
West Linn

**CITY OF WEST LINN
NOTICE OF UPCOMING
HISTORIC REVIEW BOARD MEETING**

**PROJECT # DR-17-09
MAIL: 10/31/17 TIDINGS: N/A**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets, land use application notice, and to address the worries of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

HRB- 3

Cultural Resource Survey Form:

CLACKAMAS COUNTY

T. D. NUMBER WL-2-58

PHOTO INFORMATION:

ROLL: XXX

FRAME: 8

STUDY AREA: West Linn

LEGAL: T. 3 R. 1E SEC. 2BA

TAX (LOTS): 6800

ZONE SIZE .23

IDENTIFICATION:

COMMON/HISTORICAL NAME: Baker Residence

ADDRESS: 1822 S.W. 5th Avenue

AREA: West Linn

CURRENT OWNER: EDWIN A. WOODWORTH

USE: Residence

OWNER'S ADDRESS: same West Linn

ORIGINAL OWNER: BENJAMIN and MARY ANN BAKER

USE: Residence

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

HISTORIC INTEREST:

THEME: Architecture - 19th Century

DATE: ca. 1895

DESCRIPTION: Land for the town of Willamette was purchased from B. F. Baker by the Willamette Falls Electric Company, predecessor of Portland General Electric. Baker stipulated that 12th Street run from town to the river to allow residents access to the docks.

ARCHITECTURAL INTEREST:

STYLE: Queen Anne Vernacular

STORIES: 1 1/2

DATE: ca. 1895

CONDITION: Good

ARCHITECT:

SIDING: Covered with asphalt shingles. Decorative shingles in gable peak.

ROOF: Cross gable.

DOORS: Paneled with flash glass.

WINDOWS: Appear to be replaced. Diamond windows on east elevation.

MAIN ENTRANCE: Encircling porch with flat roof supported by plain posts with consoles and pendants from cornice (?).

NOTES: Turret with flared tent roof, weather vane, bracketed eaves and paired 1/1 double-hung windows. Brick foundation.



BIBLIOGRAPHY:

0, 51

DATE: 1/16/84

RECORDER: BORGE/ALTIER

445

HRB-4

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Jennifer Arnold</i>	PROJECT NO(S). <i>DR-17-09</i>	
NON-REFUNDABLE FEE(S) <i>100</i>	REFUNDABLE DEPOSIT(S) <i>-</i>	TOTAL <i>100</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 (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: <i>1822 5TH AVE WEST LINN, OR 97068</i>	Assessor's Map No.: <i>3-1E-02BA</i>
	Tax Lot(s): <i>6800</i>
	Total Land Area: <i>10,000 SQ FT</i>

Brief Description of Proposal: *850 SQ FT ADDITION TO EXISTING SFR, TO INCLUDE: NEW BEDROOM, NEW FAMILY ROOM & NEW UTILITY ROOM.*

Applicant Name: <i>PHIL CHEK & ASSOCIATES</i> <small>(please print)</small>	Phone: <i>503.224.4500</i>
Address: <i>148 B AVE, SUITE 100</i>	Email: <i>philephilchek.com</i>
City State Zip: <i>LAKE OSWEGO, OR 97034</i>	

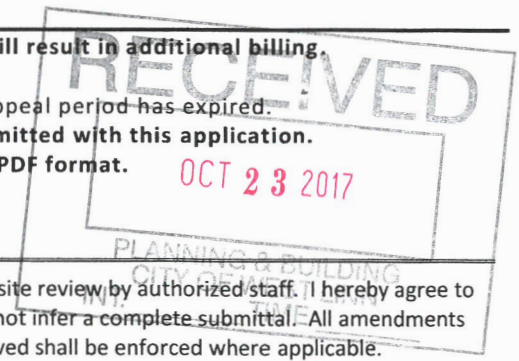
Owner Name (required): <i>PHIL CHEK & ASSOCIATES</i> <small>(please print)</small> <i>(owner's rep)</i>	Phone: <i>503.224.4500</i>
Address: <i>148 B AVE, SUITE 100</i>	Email: <i>philephilchek.com</i>
City State Zip: <i>LAKE OSWEGO, OR 97034</i>	

Consultant Name: <i>PHIL CHEK & ASSOCIATES</i> <small>(please print)</small>	Phone: <i>503.224.4500</i>
Address: <i>148 B AVE, SUITE 100</i>	Email: <i>philephilchek.com</i>
City State Zip: <i>LAKE OSWEGO, OR 97034</i>	

- 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.



Phil Chek Applicant's signature *Oct 19 2017* Date *Phil Chek* Owner's signature (required) *Oct 19, 2017* Date
(OWNER'S REP.)

October 16, 2017
Project No. PA-17-41
Historic Design Review
1822 5th Avenue
West Linn, Oregon 97068

25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES

The following design standards apply to all changes, including alterations, additions, and new construction proposed on a designated historic resource. These standards are intended to preserve the features that made the resources eligible for historic designation. Development must comply with all applicable standards, or be approved through the modifications process specified in CDC 25.080.

- A. Standards for alterations and additions. This section applies to historic reviews for alteration of and additions to designated historic resources:
1. Retention of original construction.
The original construction shall be maintained or restored to the greatest extent practicable. Stylistic features of original construction that shall be preserved include, but are not limited to: a line of columns, decorative shingles, projecting bays, other primary structural elements, spatial relationships that characterize the property, examples of skilled craftsmanship that characterize the building, and architectural details defining the structure's character and historic significance.
The original construction will be maintained or restored to the greatest extent practicable. All Stylistic features of existing home shall be preserved, as no changes are being proposed to the existing structure. The front porch and original lap siding were restored as part of the previous historic design review.
 2. Retention of historic material.
Removal or alteration of historic materials and features shall be avoided during the construction of new additions or exterior alterations. Whenever possible, deteriorated materials and architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, new materials shall, to the extent possible, match those of the original building in terms of composition, design, color, texture, and other visual features.
There will be no removal or alteration of historic materials and features as a part of the proposed new addition.
 3. Time period consistency. Buildings shall be recognizable as a physical record of their time and place. Alterations which have no historical basis or which seek to create a false sense of historical development are not allowed.
All time period details of this home will remain recognizable in the proposed new addition. We will use the same (5) historic colors for the exterior façade that were selected and approved as part of the previous historic design review and are very similar to the original color of the home.
 4. Significance over time. Changes to a property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.
There are no changes that have acquired historic significance. As described throughout this narrative, the historic character is being restored per the original design details of the home.

5. Differentiate old from new. Alterations and additions shall be differentiated from the original buildings and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property.
The new addition will be compatible with the historic materials, features, size, scale, proportion and massing of the existing home and will be differentiated by using stylistically unique materials that compliment the existing home design.
6. Reversibility. Additions and alterations shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its context would be unimpaired.
The addition has been designed in such a way that if it was removed in the future, the home could be restored to its original form without impairing the integrity or context of the historic property.
7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear or set back along the side. Features of building additions, including the proportions of window and door openings, shall be consistent with those of the existing building. Dimensional and other requirements in the underlying zone, as applicable, shall apply.
The proposed addition will be consistent with the original building, is smaller in scale, and is attached to the East side of the existing building. Features of the addition (proportions, design details, materials, etc.) are consistent with those of the existing building. The location and size of the addition meets the requirements of a R5 Zone within a Historic District.
8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.
The existing/historic building heights and roof pitch will be maintained (no changes) in the proposed design.
9. Roof materials. Replacement of a roof or installation of a new roof with materials other than cedar shingles, three tab asphalt shingles, or architectural composition shingles must be demonstrated, using photographic or other evidence, to be in character with those of the original roof, or with materials that are consistent with the original construction.
New roofing will match the existing asphalt shingles. Since the existing roof was recently replaced, we will be able order the identical product to match.
10. Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding with different material must be demonstrated, using photographic or other evidence, to be in character with those of the original materials, or with materials that are consistent with the original construction.
The existing exterior walls and siding were restored to the original lap siding as a part of the previous historic design review. There are no proposed changes to existing exterior walls and siding proposed as a part of the new addition.
11. New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.
The original wood lap siding was revealed and restored as a part of the previous historic design review. Siding on the new addition will be custom milled match the exact details of the existing original siding.

12. Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.
[All proposed new gutters and downspouts will match existing and will tie in to the historic color scheme of the home.](#)
13. New windows. New windows shall match the appearance of the original windows as closely as possible. Wood window frames and sashes shall be used unless the applicant demonstrates that the non-wood windows are consistent with their wooden counterparts, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. The window trim and sill shall match the original trim.
[All proposed new windows will match the appearance of existing/original windows as closely as possible. New windows will match all details of existing windows of the home, to include profile and proportion of sash, sill, trim, glass color, and profile of mullions and muntins. The window trim and sill will match the originals as well.](#)
14. Storm windows. Storm windows shall be made of painted wood, baked enamel, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building.
[This criterion is not applicable as there are no storm windows on the existing home nor any proposed for the new addition.](#)
15. Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance, including the profile of the sash, sill, trim, window plane relative to the building wall plane, light pattern, glass color, profile of mullions and muntins, and color.
[This criterion is not applicable as there are no existing windows requiring replacement.](#)
16. Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance.
[New doors will be of a material consistent with the original historic appearance of the home, and will be painted or stained to match the existing historic color scheme of the home.](#)
17. Porches. Front porches are allowed on new construction. No front porch shall be added to a structure if there was not one originally. Existing front porches shall not be enclosed or enlarged. Alterations to existing front porches and side yard porches that face a street shall:
[This criterion is not applicable as there are no changes proposed to the existing front porch.](#)
 - a. Maintain the shape, width, and spacing of the original columns; and
 - b. Maintain the height, detail, and spacing of the original balustrade.
18. Decks. Decks shall be located in rear yard or the portion of the side yard behind the front 50 percent of the primary structure.
[This criterion is not applicable as no new decks are proposed.](#)
19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that:
[This criterion is not applicable as construction of a new foundation for the addition will match the current elevation.](#)
 - a. The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or
 - b. That it is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27CDC).

20. Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted. All new lighting shall be shielded to prevent glare and will be compatible with the architectural character of the home. There will be no blinking, flashing, or moving lighting.

B. Standards for accessory structures. The following standards apply to accessory structures on properties designated as historic resources in addition to the regulations in Chapter 34 CDC:

1. All accessory structures.

There is currently one accessory structure on the property: an existing barn that has recently undergone structural reinforcement and updates as well as a complete restoration of historic elements and features.

- a. Location.

- 1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC 25.070(C)(1) through (4);
The existing detached barn meets all setback requirements of the the Willamette Historic District and will remain.
- 2) Accessory structures on historic landmark properties must meet the setback requirements of the underlying zone and Chapter 34 CDC;
The existing detached barn meets all setback requirements of the R-5 zone.
- 3) Detached accessory structures shall be in the rear yard; and
The existing detached barn is in the rear yard of the property.
- 4) Two-story accessory structures shall be at least 10 feet from the house; and one-story accessory structures shall be at least three feet from the house.
This criterion is not applicable as there are no two-story accessory structures on this property.

- c. Height. Accessory structures in the Willamette Historic District are subject to CDC 25.070(C)(7). Accessory structures on historic landmark properties must meet the height requirements of the underlying zone and Chapter 34 CDC.
The existing detached barn (accessory structure) does not exceed 15' in height.

2. Conversions and additions. Existing detached, unheated structures including, but not limited to, workshops and garages, may be converted into other allowable accessory uses under the following conditions:

This criterion is not applicable as there are no detached, unheated structures being converted to allowable accessory uses.

- a. The structure is located behind the house's front building line;
- b. A structure in the front yard cannot be converted to a heated accessory structure;
- c. A story may be added to an existing non-contributing garage or similar accessory structure; provided, that the final design meets the setback standards of this chapter for a two story accessory structure (see CDC 25.070(C)(1) through (4)) for the historic district, or the setbacks in Chapter 34 CDC for a historic landmark; and
- d. The conversion of an existing structure is not required to meet the design standards in CDC 34.030, but it must conform to all applicable requirements of this chapter. (Ord. 1614 § 6, 2013)

October 16, 2017
Project No. PA-17-41
Historic Design Review
1822 5th Avenue
West Linn, Oregon 97068

25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

This section provides additional standards that are applicable to properties within a historic district.

- A. Standards for alterations and additions.
1. Compatibility with nearby context. Alterations and additions shall be:
 - a. Compatible in scale and mass to adjacent properties; and
The proposed addition is compatible in scale and mass to adjacent properties.
 - b. Constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.
The proposed new addition is at the interior (east) side of the property and will maintain privacy of the residents of adjacent properties through strategic window placement and a proposed new landscape buffer for additional privacy.
 2. Not in period buildings. Alterations to compatible, not in period buildings shall follow all applicable standards of this chapter to avoid creating a false sense of history.
This criterion does not apply as the building is in period.
 3. Not in period noncompatible buildings. Alterations to not in period, noncompatible buildings shall be consistent with applicable standards in CDC 25.060 and 25.070. Such buildings do not contribute to the historic value of the district and are not subject to standards pertaining to siding, windows, and other materials listed in CDC 25.060(A); however, such buildings shall not be so stylistically different from adjacent buildings that they detract from the district's historic character.
This criterion does not apply as the building is in period and compatible.
- B. Standards for new construction. The standards in this section apply only to new construction in a historic district beyond alterations and additions, including new accessory structures. These standards shall apply in addition to any other applicable standards (see the Standards Applicability Matrix in CDC 25.020).
This criterion does not apply as the proposed construction is an addition to an existing home, not new construction.
- C. Willamette Historic District general design standards. This subsection applies only to alterations and additions, new construction, and accessory structure construction of residential and historically residential properties in the Willamette Historic District. Other buildings are subject to the requirements in Chapter 58 CDC. Dimensional and other requirements of the underlying zone, as applicable, shall apply.
1. Front yard setback.
 - a. The front yard setback shall equal the average of the front setbacks of adjacent homes on the block face. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet. The setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of any porches or front landings.
The average front yard setback is 20'. The proposed addition is clear of this setback.

- b. Unenclosed porches with no living space above may encroach into the front yard setback six feet from the dominant vertical face of the building.
The existing unenclosed front porch (with no living space above) does not encroach on the front yard setback. The roof overhang on the porch does encroach into the front yard setback approx. 1'-6".
- 2. Side yard setback. Side yard setbacks shall be five feet, except:
Side yard setback will be maintained at 5'-0".
 - a. Bays, porches and chimneys and other projections that are cumulatively no more than 20 percent of the overall respective building wall length may intrude 18 inches into the side yard setback; and
There are no bays, porches, chimneys or other projections into any setback area.
 - b. One story accessory structures may be sited within three feet of the side property line and two story accessory structures shall be a minimum of 15 feet from the side property line.
The existing one story barn accessory structure is more than 3' from the side property line.
- 3. Side street setback. Setbacks from side streets shall be 10 feet for both developed and undeveloped streets, except:
Side street setback will be maintained at 10'.
 - a. Bays, porches and chimneys and other projections may intrude two feet into side street yard setback; and
There are no bays, porches, chimneys or other projections into any setback area.
 - b. One and two story accessory structures may be sited within five feet of the side street property line.
There are no accessory structures within 5' of any side street property line.
- 4. Rear yard setback. The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within three feet of the rear property lines.
Rear yard setback for the addition will be maintained at 20'.
- 5. Orientation. New home construction on corner lots shall be oriented the same direction as the majority of homes on the street with the longest block frontage.
This criterion does not apply as the home is existing.
- 6. New lot configuration. In addition to other requirements of the CDC, all new lots in the historic district shall be perpendicular to the street and extend directly from the lot line along the street to the opposite lot line. The primary structure and any other contributing structures on the original property shall not be located on separate lots.
This criterion does not apply as the lot is existing.
- 7. Building height.
 - a. Residential structures are limited to 28 feet in height. Cupolas and towers shall not exceed 50 feet in height.
The existing home is 21' in height (verify) and is within the height limit. The existing Cupola is at 28' high (verify) and meets the Cupola criteria as well.
 - b. One story accessory structures shall not exceed a height of 15 feet. For the purposes of this chapter, any one-story accessory structure over 15 feet is considered a two story structure.
The existing accessory barn structure does not exceed 15' in height.
 - c. Two story accessory structures shall not exceed the maximum height of 23 feet as measured per Chapter 41 CDC.
This criterion does not apply as there are no two-story accessory structures on the property.
 - d. Accessory structures shall not exceed the height of the primary dwelling.
The height of the existing accessory barn structure does not exceed the height of the primary dwelling.

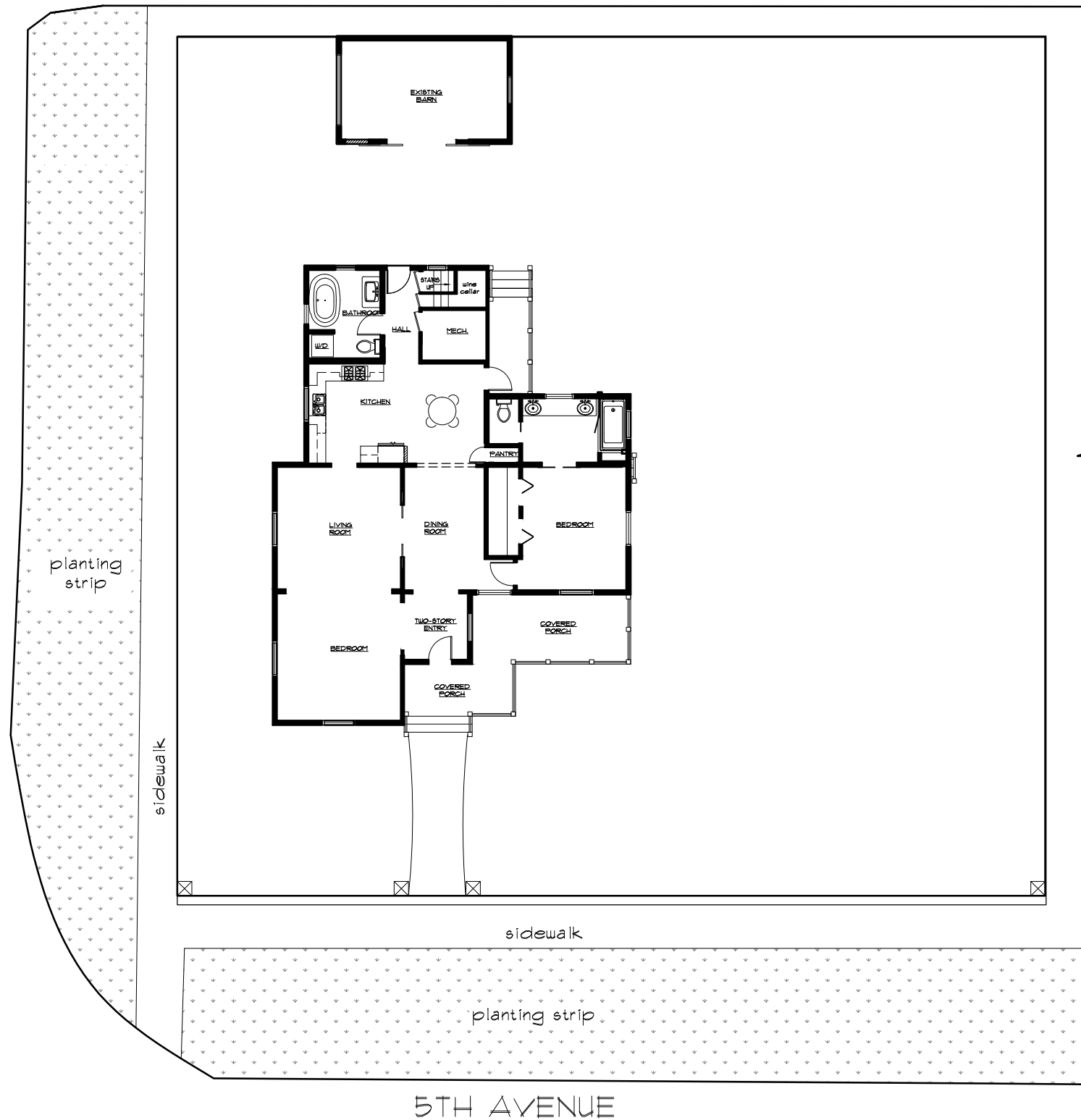
8. Building shapes and sizes. No building shall exceed 35 feet in overall width. Front facade gables shall not exceed 28 feet in overall width.
There is no change to the overall building width. There are no front facing gables more than 28 feet in width.
9. Roof pitch. Roofs shall have a pitch of at least 6:12.
Existing roof pitch will not be altered; new roof will maintain a pitch of at least 6:12.
10. Garage access and parking areas.
 - a. Garages shall be accessed from an alley, if present. No garage door may face or have access onto a street except when alley access is not available.
This criterion does not apply as there is no garage on the property.
 - b. Parking areas.
 - 1) No residential lot shall be converted solely to parking use.
This criterion does not apply as this lot is not being converted for parking use.
 - 2) No rear yard area shall be converted solely to parking use.
This criterion does not apply as no yard area is being converted for parking use.
 - 3) When a lot is adjacent to an alley, all parking access shall be from the alley. (Ord. 1614 § 6, 2013; Ord. 1636 § 23, 2014)
This criterion does not apply as there are no parking areas on the lot.

1822 5th Avenue West Linn, Oregon



13TH STREET

GRAVEL ALLEY



1 SITE PLAN - EXISTING
 SCALE: 1/16" = 1'-0"

148 B AVENUE
 LAKE OSWEGO,
 OREGON 97034
 503.224.4500 phone
 503.636.4565 fax

Phil Chek
 AND ASSOCIATES

DATE:
 10/03/2017

DRAWN BY:
 CLNS

JOB NAME:
 Willamette

REVISIONS:
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 2
 3

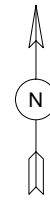
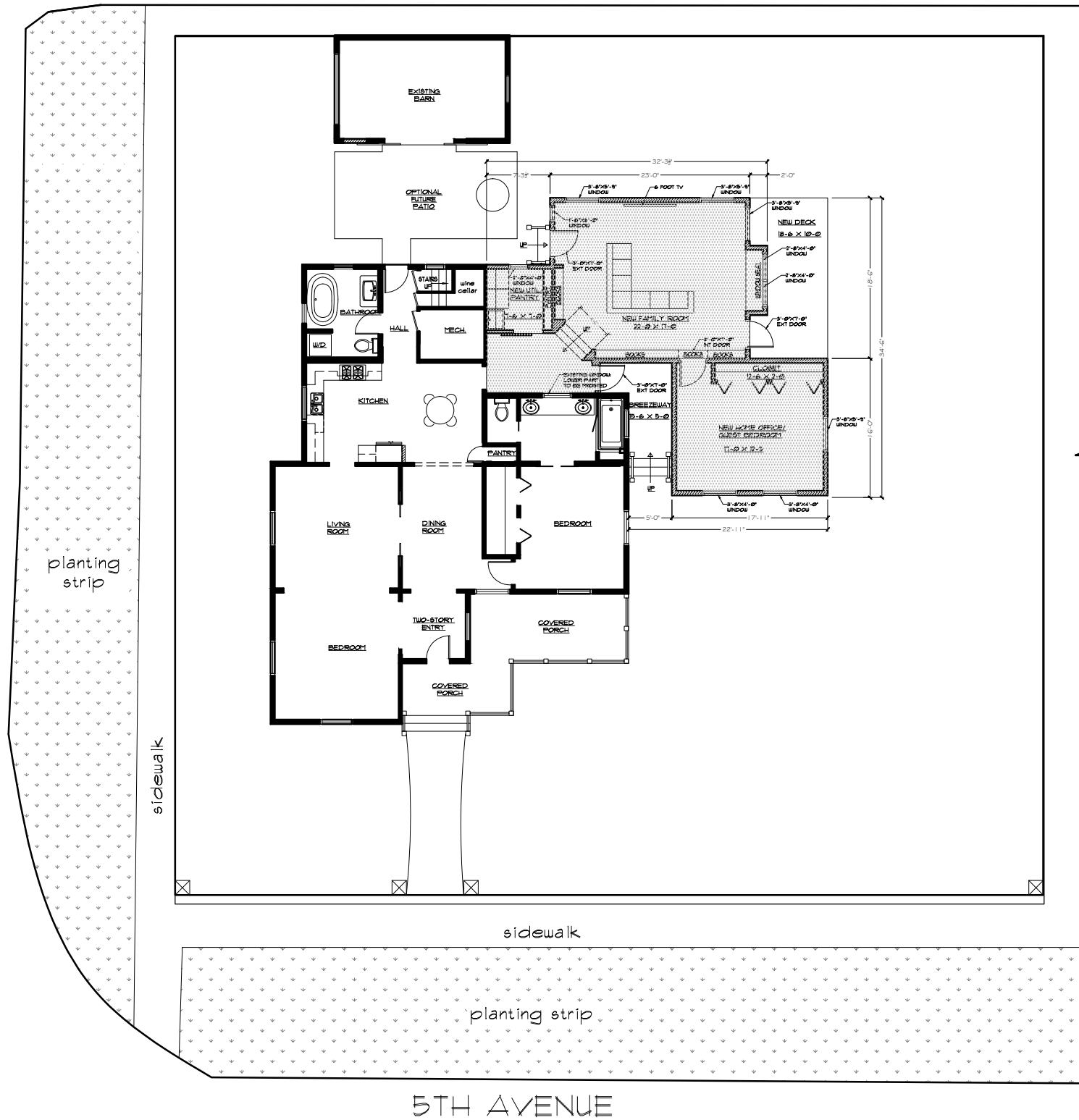
APPROVED BY:
 PC

PROJECT:
 WILLAMETTE HOUSE
 1822 5th Ave
 West Linn, OR 97068

S-1

13TH STREET

GRAVEL ALLEY



 AREA OF PROPOSED ADDITION

1 SITE PLAN - PROPOSED
SCALE: 1/16" = 1'-0"

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OREGON 97034
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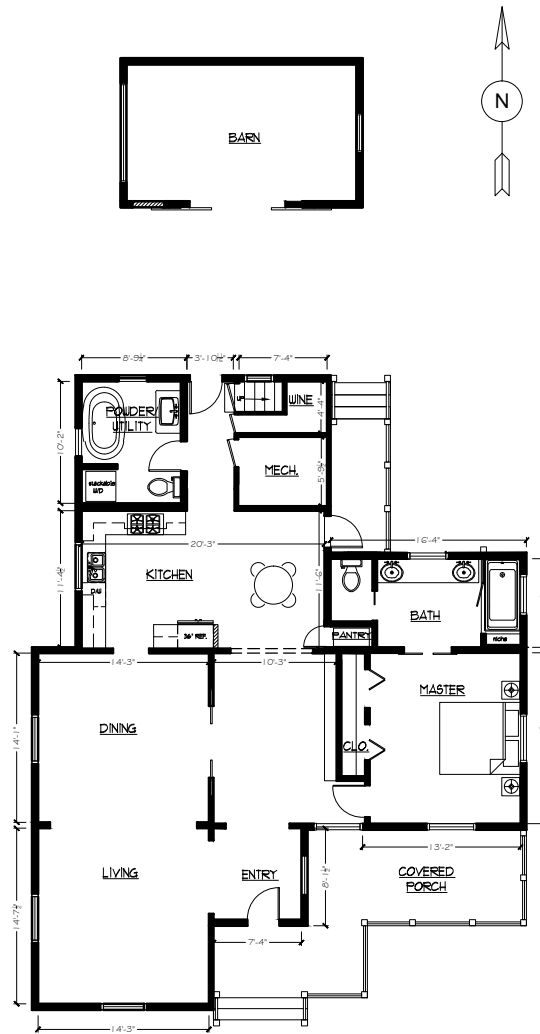
Phil Chek
AND ASSOCIATES

DATE:
10/03/2017
DRAWN BY:
CLNS
JOB NAME:
Willamette
REVISIONS:
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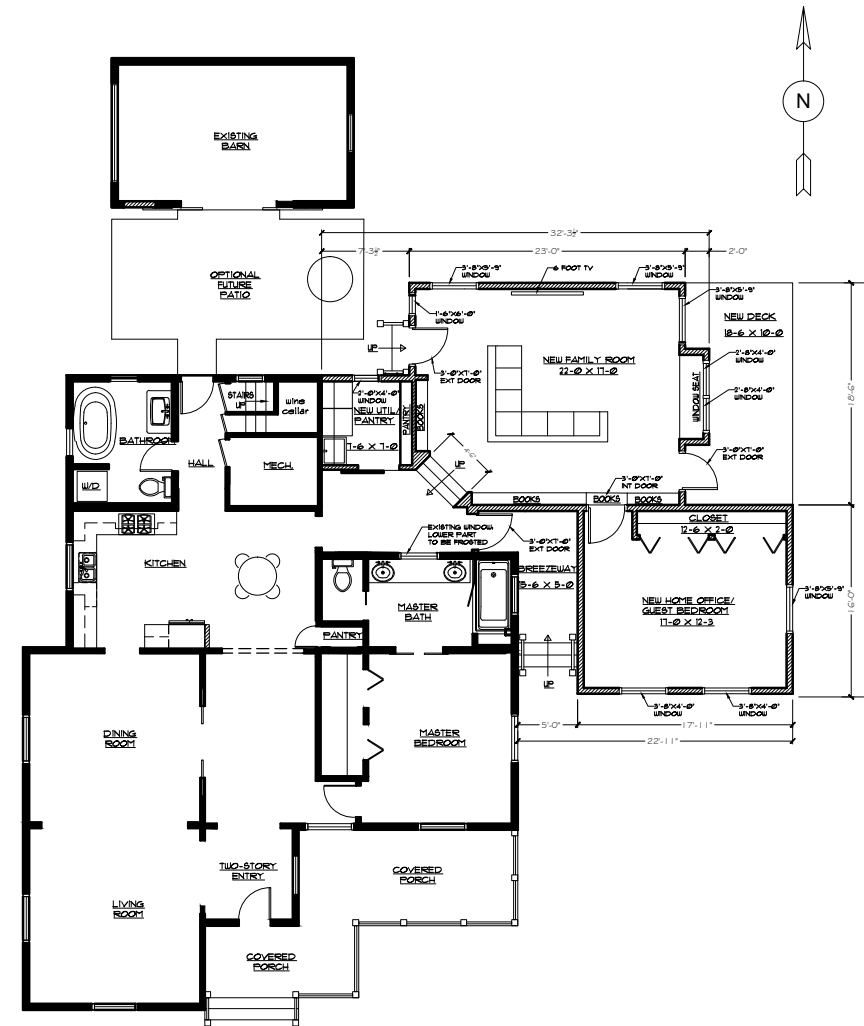
APPROVED BY:
PC

PROJECT:
WILLAMETTE HOUSE
1822 5th Ave
West Linn, OR 97068

S-2



1 FLOOR PLAN - EXISTING
SCALE: 1/16" = 1'-0"



2 FLOOR PLAN - PROPOSED
SCALE: 1/16" = 1'-0"

KEY

	EXISTING WALLS
	NEW WALLS

148 B AVENUE
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Phil Chok
AND ASSOCIATES

DATE:
10/03/2011

DRAWN BY:
CL/NS

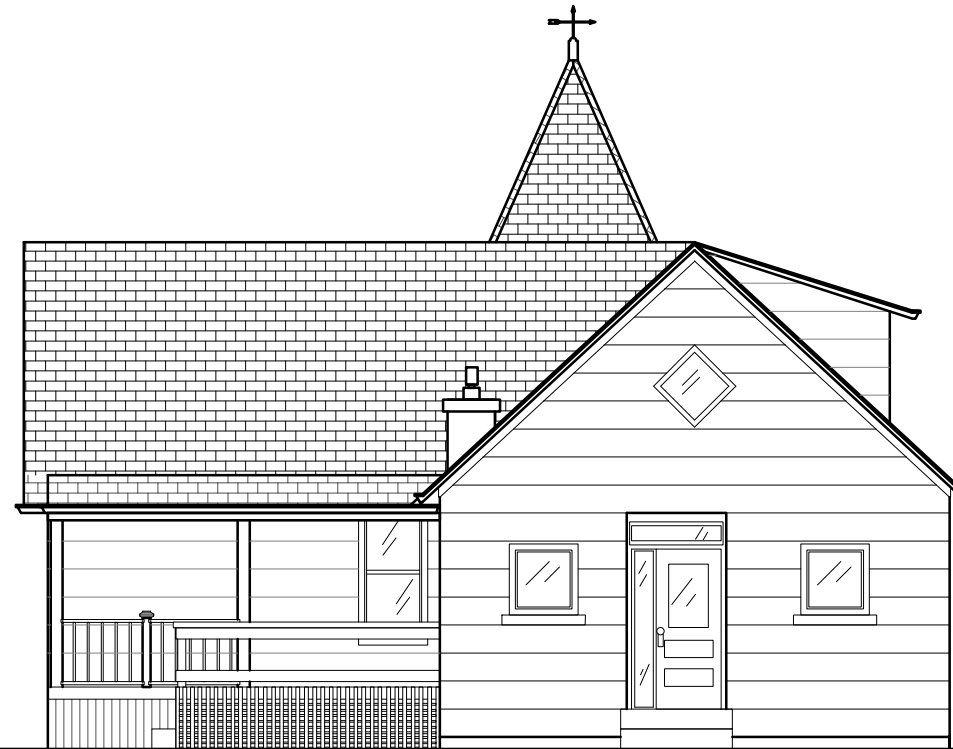
JOB NAME:
Willamette

REVISIONS:
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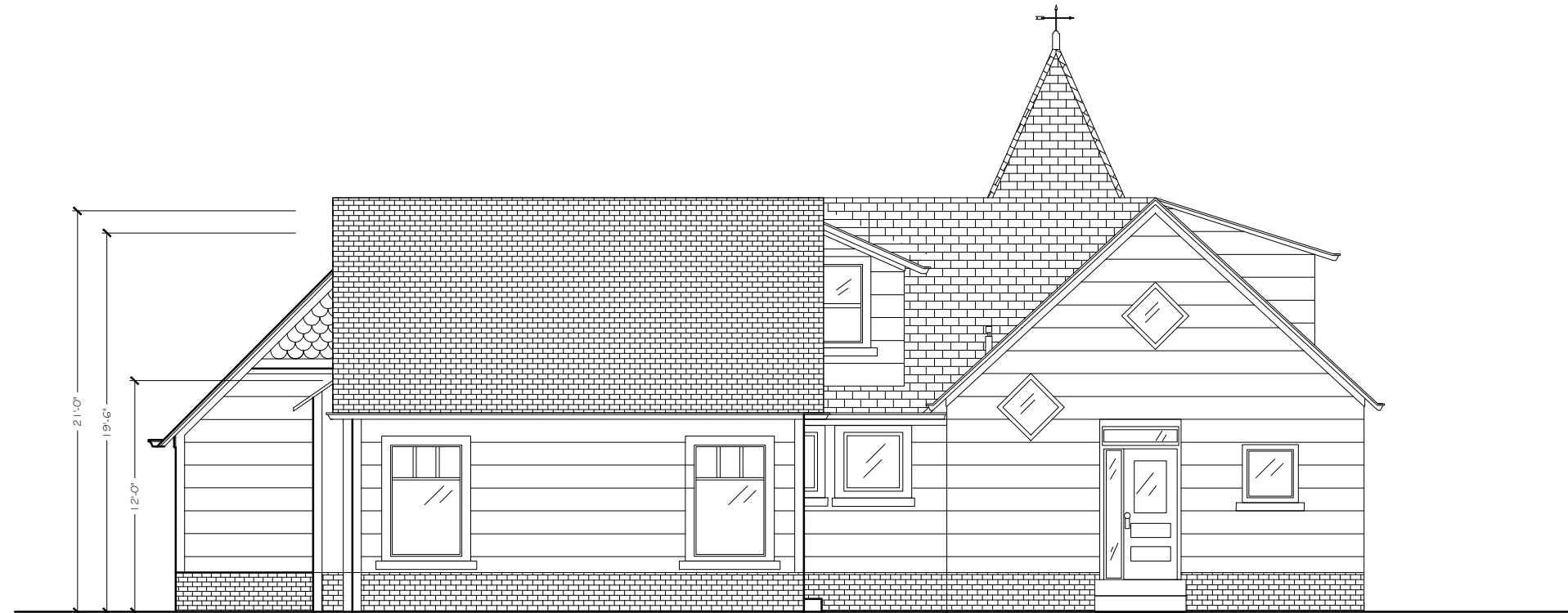
APPROVED BY:
PC

PROJECT:
WILLAMETTE HOUSE
1822 5th Ave
West Linn, OR 97068

A-1



1 EXISTING EXTERIOR NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED EXTERIOR NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING EXTERIOR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED EXTERIOR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

11/14/17 HRB Meeting
p. 37

148 B AVENUE
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Phil Cherk
AND ASSOCIATES

DATE:
08/08/2016

DRAWN BY:
HS/NS

JOB NAME:
Willamette

REVISIONS:
1
2
3

APPROVED BY:
PC

PROJECT:
WILLAMETTE HOUSE
1822 5th Ave
West Linn, OR 97068

A-3

148 B AVENUE
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Phil Cherk
ASSOCIATES

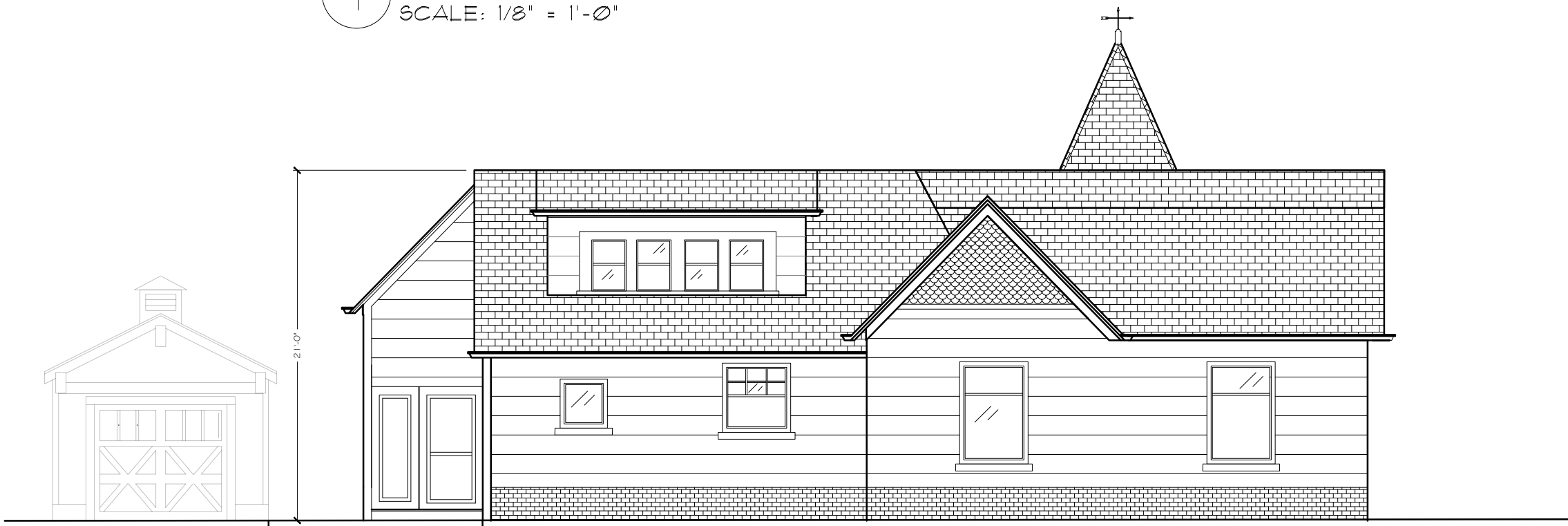
DATE:
08/08/2016
DRAWN BY:
HS/NS
JOB NAME:
Willamette
REVISIONS:
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2
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APPROVED BY:
PC

PROJECT:
WILLAMETTE HOUSE
1822 5th Ave
West Linn, OR 97068

A-4



1 EXISTING WEST EXTERIOR WALL
SCALE: 1/8" = 1'-0"



EXISTING * NEW NEW * EXISTING

2 PROPOSED WEST EXTERIOR WALL
SCALE: 1/8" = 1'-0"

DATE:
08/08/2016

DRAWN BY:
HSNS

JOB NAME:
Willamette

REVISIONS:
1
2
3

APPROVED BY:
PC

PROJECT:
WILLAMETTE HOUSE
1822 5th Ave
West Linn, OR 97068



1 EXISTING EAST EXTERIOR WALL
SCALE: 1/8" = 1'-0"



2 PROPOSED EAST EXTERIOR WALL
SCALE: 1/8" = 1'-0"

EXISTING EXTERIOR PHOTOS



148 B AVENUE
LAKE OSWEGO,
OREGON 97034
503.224.4500 phone
503.636.4565 fax

Phil Chok
AND ASSOCIATES

DATE:
10/19/2017
DRAWN BY:
HS/NS
JOB NAME:
Willamette
REVISIONS:
1
2
3
APPROVED BY:
PC

PROJECT:
WILLAMETTE HOUSE
1822 5th Ave
West Linn, OR 97068

A-6

HRB-5



October 26, 2017

Phil Chek & Associates
148 B Ave, Suite 100
Lake Oswego, Oregon 97034

SUBJECT: Completeness Determination for Historic Design Review at 1822 5th Ave
(FILE: DR-17-09)

Dear Phil:

Your application was received on October 23, 2017 and found to be **complete**. The City has 120 days to exhaust all local review; that period ends on February 23, 2018.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted - it signals that staff believes you have provided the necessary information for the Planning Manager to recommend a decision on your proposal to the Historic Review Board.

Fourteen day public notice will be prepared and mailed. The notice will identify the earliest possible Hearing date by the Historic Review Board.

Please contact me at 503-742-6057, or by email at jarnold@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Jennifer Arnold

Jennifer Arnold
Associate Planner