

1822 5TH Ave
West Linn, OR

NARRATIVE FOR MODIFICATIONS TO DESIGN STANDARDS:

We are applying for a modification to the following design standard:

25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

- C. Willamette Historic District general design standards
 - 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.

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.

- 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;
Photos attached of existing homes in the neighborhood that are in excess of the 35' max width requirement.
 - 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;
The resulting development will remain consistent with the intent of the standards for which the modification is requested.
 - 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
Negative impacts to adjacent homes will be minimized. There will be no loss of solar access, light or air to adjacent structures due to the proposed addition. The scale and mass of the addition have been carefully considered to not visually overwhelm the existing structure.

4. Exceptional architecture. The proposal incorporates exceptional and appropriate architectural elements into the building. (Ord. 1614 § 6, 2013)

The proposed addition incorporates exceptional and appropriate architectural elements and takes into consideration historic details and design.

Additional notes:

The home at 1822 5th is on a double lot, and the 35' max width applies to homes on a single lot. In previous land use reviews it has been determined that for double lots the max width should be doubled to allow for a 70' wide structure. We have revised our design to meet the 70' max width in the attached plans and elevations.



1892 4th AVE ↑



5575 RIVER ST ↑



11016 BUCK ST ↑



4891 WILLAMETTE FARM DR ↑

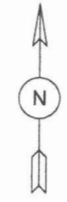
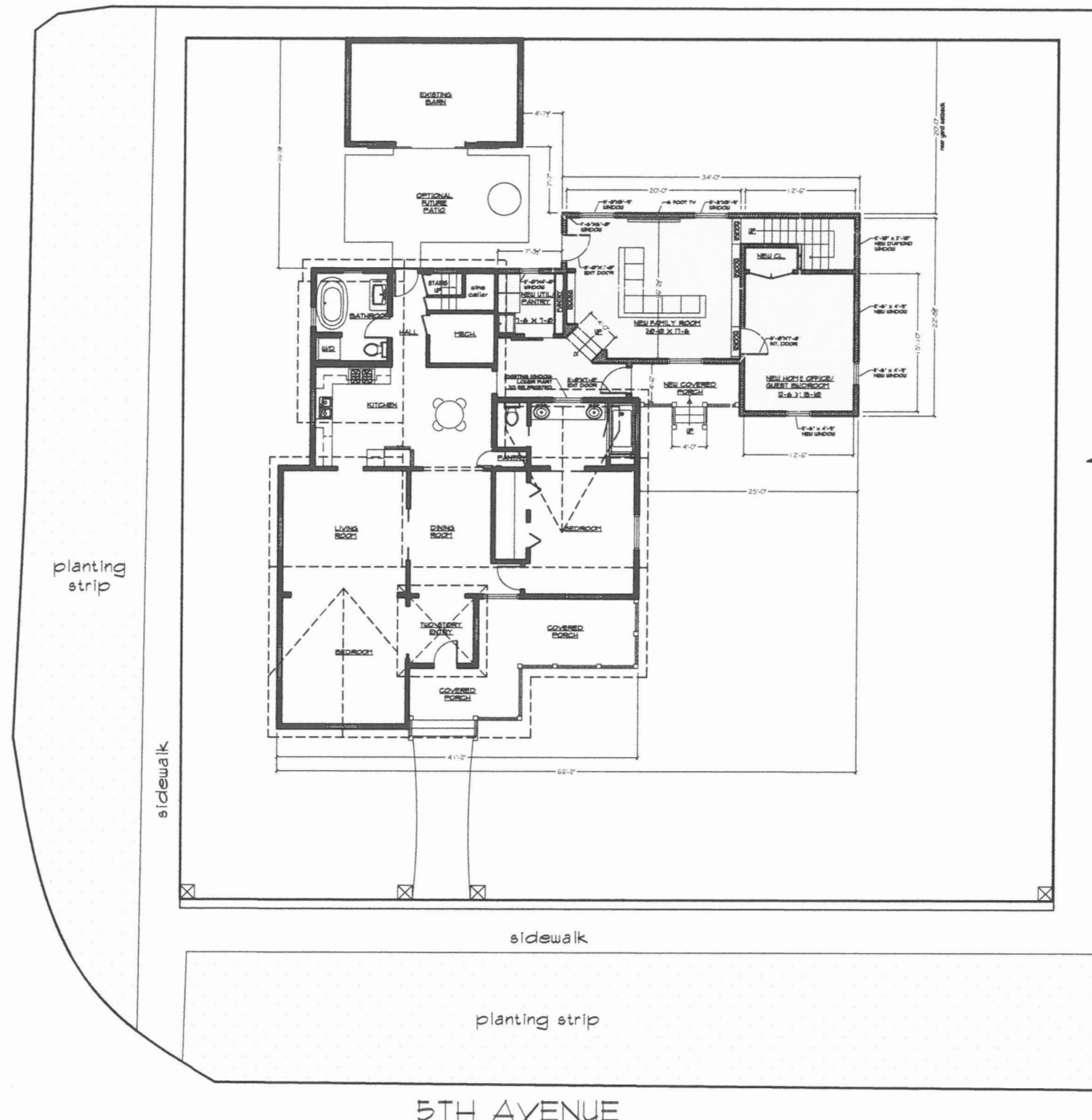


13th St & 5th Ave ↑



13TH STREET

GRAVEL ALLEY



□ AREA OF PROPOSED ADDITION

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

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

Phil Chok
AND ASSOCIATES

DATE:
12/06/2017
DRAWN BY:
NS
JOB NAME:
Willamette
REVISIONS:
1
2
3

APPROVED BY:
PC

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

A1

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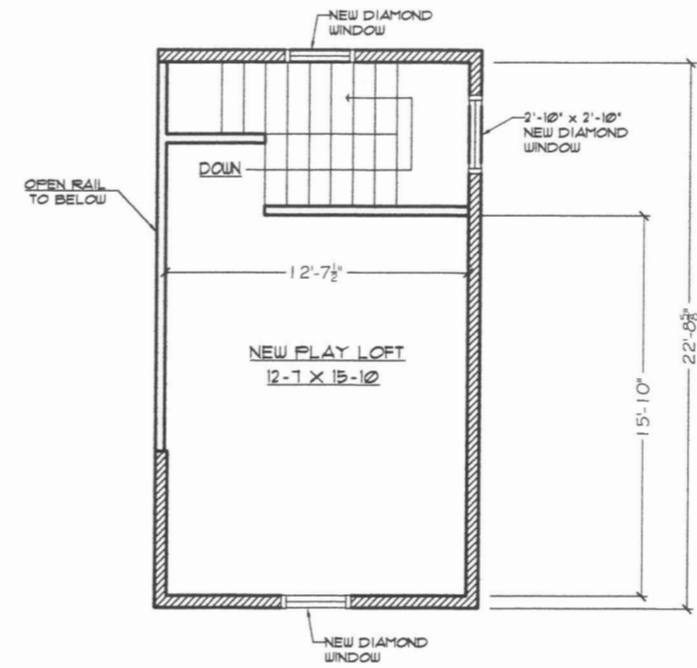
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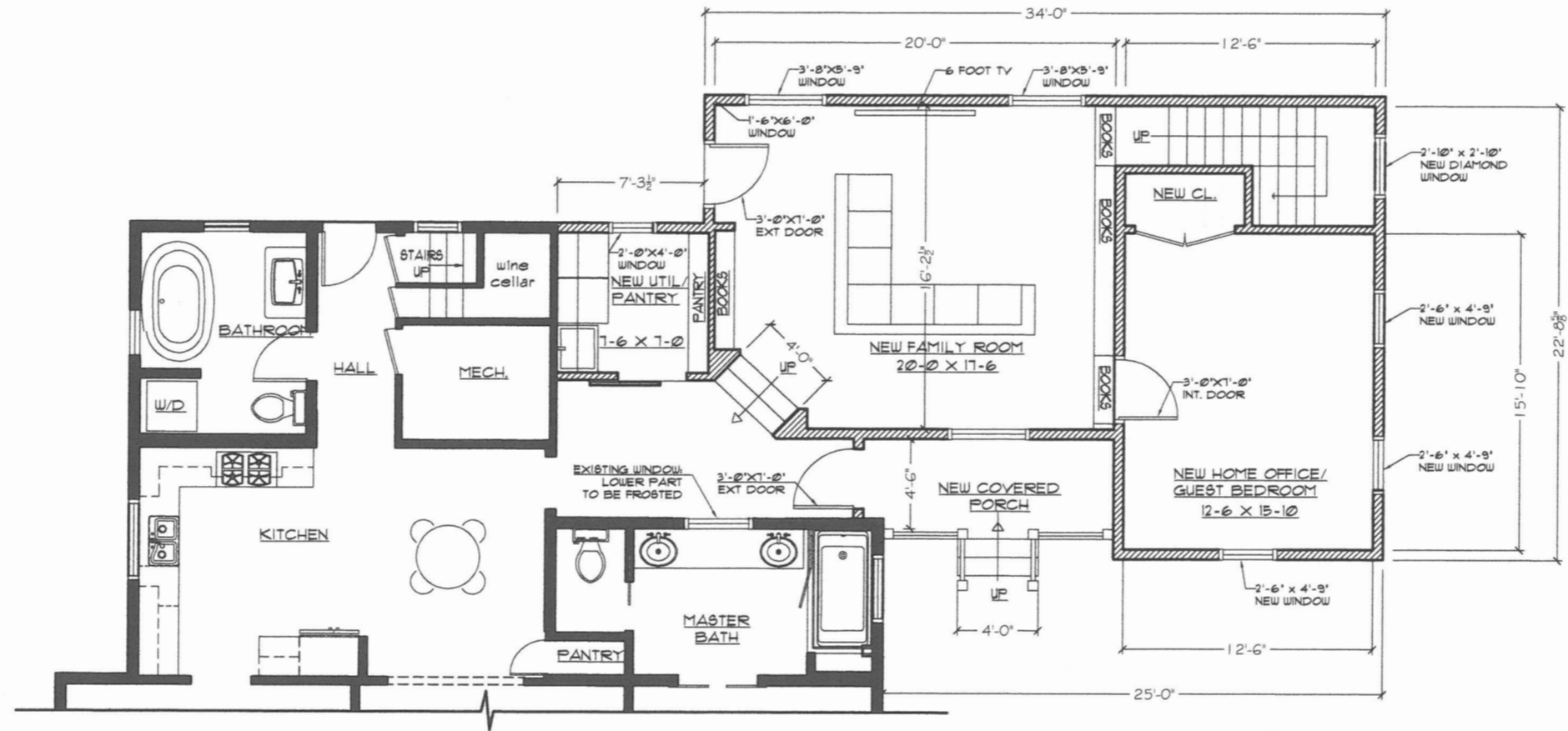
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1822 5th Ave
West Linn, OR 97068

A2



2 PROPOSED LOFT
SCALE: 1/8" = 1'-0"



1 PROPOSED NEW ADDITION - MAIN FLOOR
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION - PROPOSED NEW
 SCALE: 1/8" = 1'-0"

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 AND ASSOCIATES

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 12/06/2011
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 NS
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 2
 3
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A3



① SIDE ELEVATION - PROPOSED NEW
 SCALE: 1/8" = 1'-0"

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 AND ASSOCIATES

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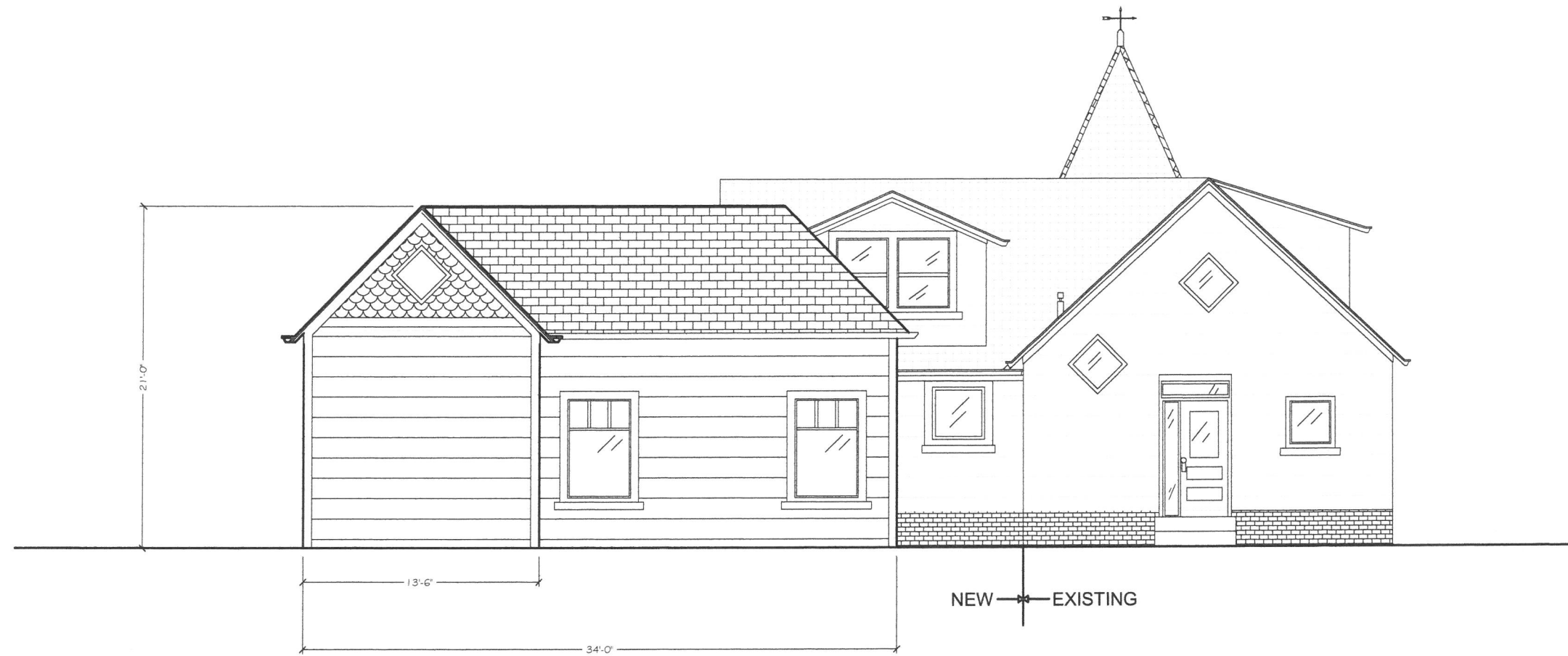
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A4



① REAR ELEVATION - PROPOSED NEW
SCALE: 1/8" = 1'-0"

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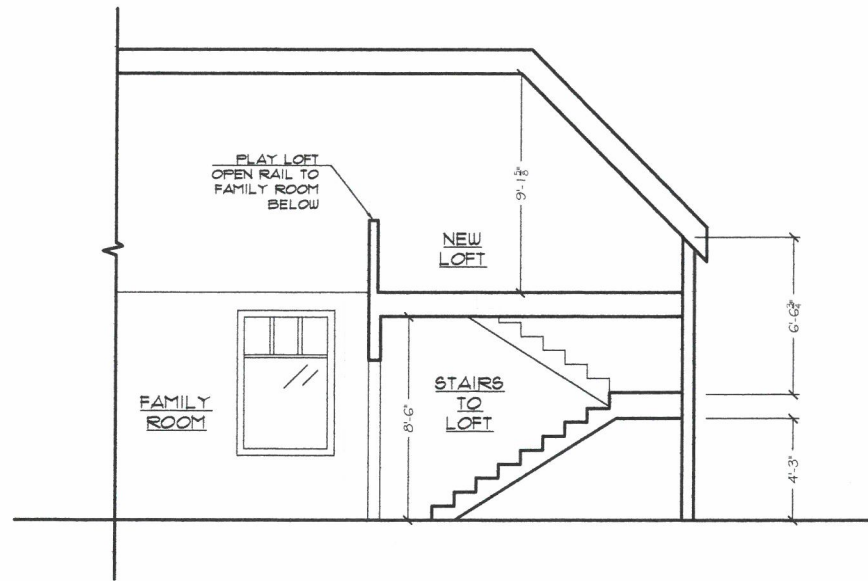
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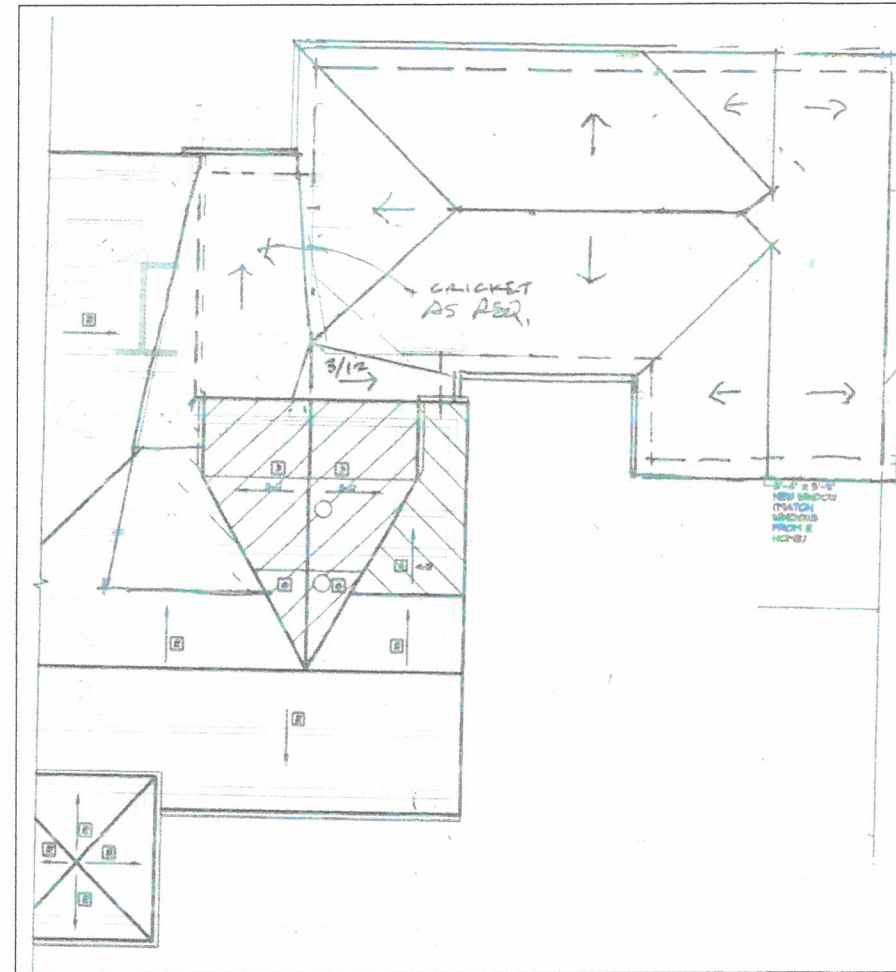
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A5



1 SECTION THROUGH NEW LOFT
SCALE: 1/8" = 1'-0"



2 PROPOSED NEW ROOF PLAN
NOT TO SCALE

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A6