



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, February 21, 2019**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**1:30 pm** Proposed addition/remodel of existing house in the Historic District, including a new detached garage with access from the rear alley.

**Applicant:** Nicolette Hydes

**Subject Property Address:** 1847 6<sup>th</sup> Avenue

**Neighborhood Assn:** Willamette

**Planner:** Jennifer Arnold

**Project #:** PA-19-02





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>2/21/19</u>	TIME: <u>1:30</u>	PROJECT #: <u>PA-19-02</u>
STAFF CONTACT: <u>Jennifer Arnold</u>		FEE: <u>\$ 350</u>

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least **15** days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1847 6th AVE. TAX LOT 6500

Brief Description of Proposal: ADDITION/REMODEL OF EXISTING HOUSE AND NEW DETACHED GARAGE WITH ACCESS FROM REAR ALLEY.

Applicant's Name: NICOLETTE HYDES

Mailing Address: - SAME -

Phone No: (971) 254-6726 Email Address: NICOLETTE.HYDES@JAMESHARDIE.COM

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.) ✓

Please list any questions or issues that you may have for city staff regarding your proposal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Nicolette Hydés \_\_\_\_\_ 11/3/19  
Property owner's signature Date

\_\_\_\_\_  
Property owner's printed name and mailing address (if different from above)



**ISELIN ARCHITECTS P.C.**

1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com

NOT FOR  
PRELIMINARY  
CONSTRUCTION

a Custom Remodel for  
**Nicolette Hydes**

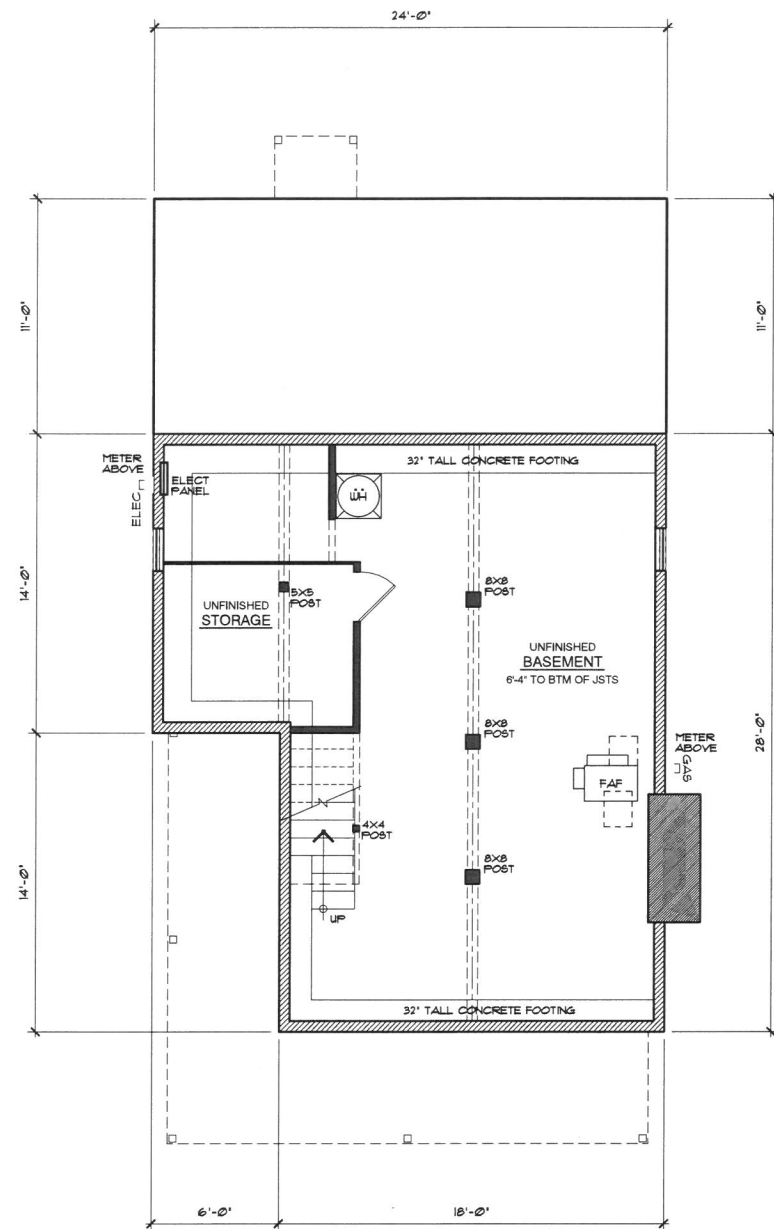
1847 6th Avenue  
West Linn, Oregon

PROJ. NO. : 1885  
FILE : X-XX  
DATE : 12/3/18

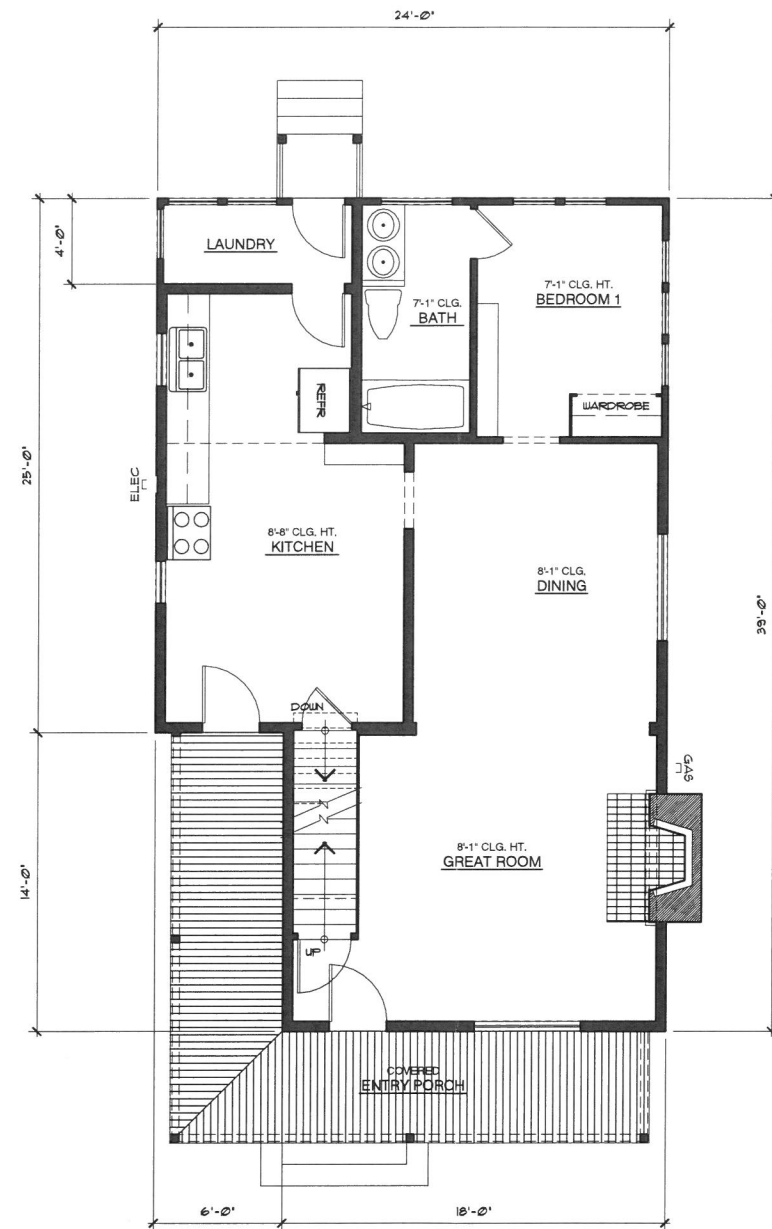
SHEET #

**A1.1**

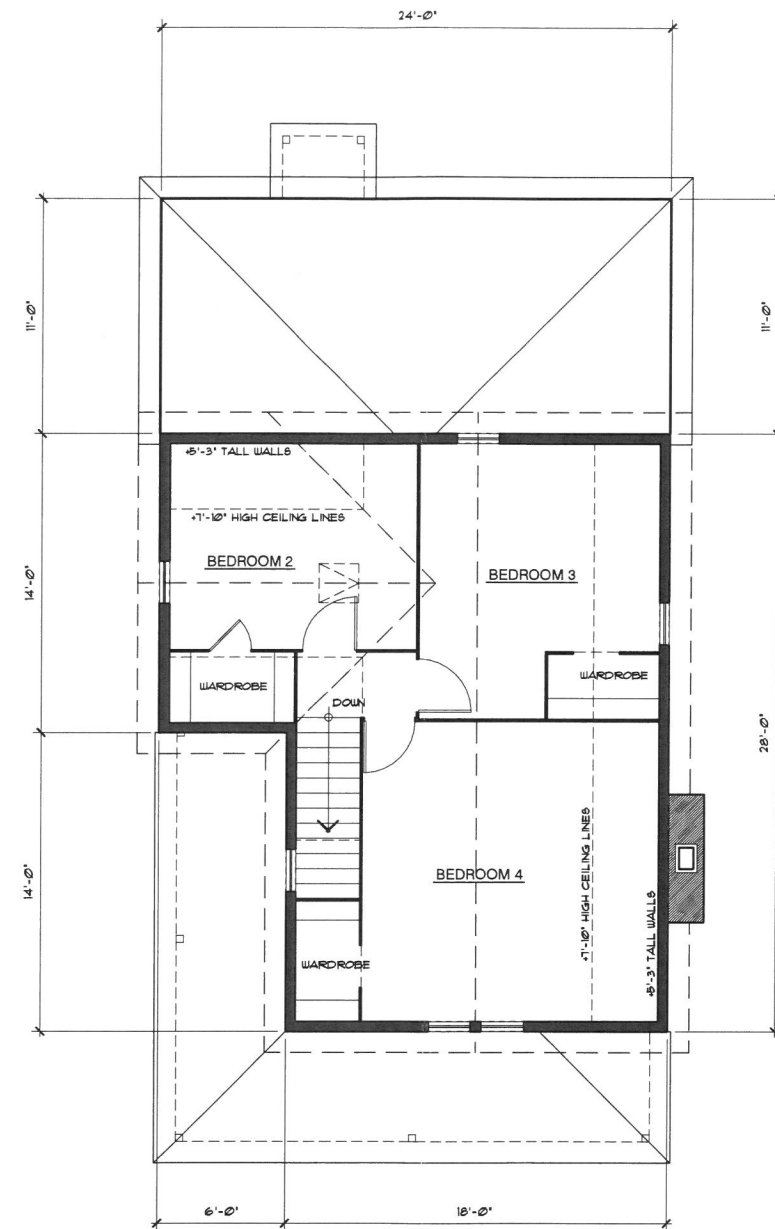
PRELIM AS-BUILT PLANS



**LOWER LEVEL FLOOR PLAN**  
LIVABLE AREA = 588 sq.Ft. 1/4" = 1'-0"



**MAIN LEVEL FLOOR PLAN**  
LIVABLE AREA = 852 sq.Ft. 1/4" = 1'-0"



**UPPER LEVEL FLOOR PLAN**  
LIVABLE AREA = 558 sq.Ft. 1/4" = 1'-0"



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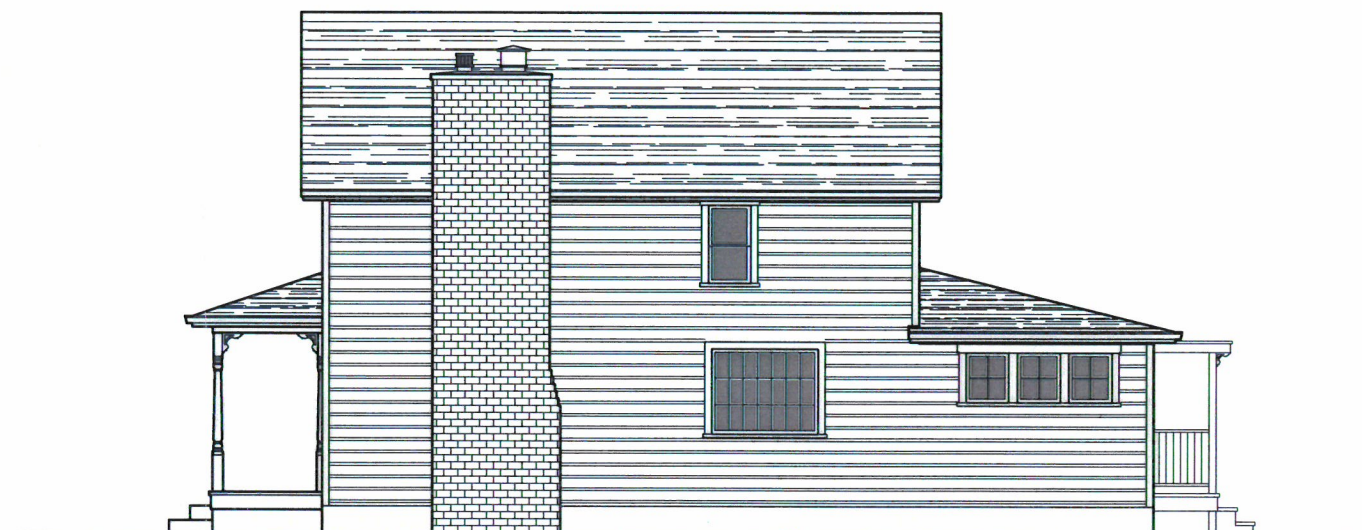
EXISTING AS-BUILT  
**LEFT SIDE ELEVATION**  
( FACING EAST )



EXISTING AS-BUILT  
**FRONT ELEVATION**  
( NORTH SIDE FACING 6th AVENUE )



EXISTING AS-BUILT  
**REAR ELEVATION**  
( SOUTH SIDE FACING ALLEY )



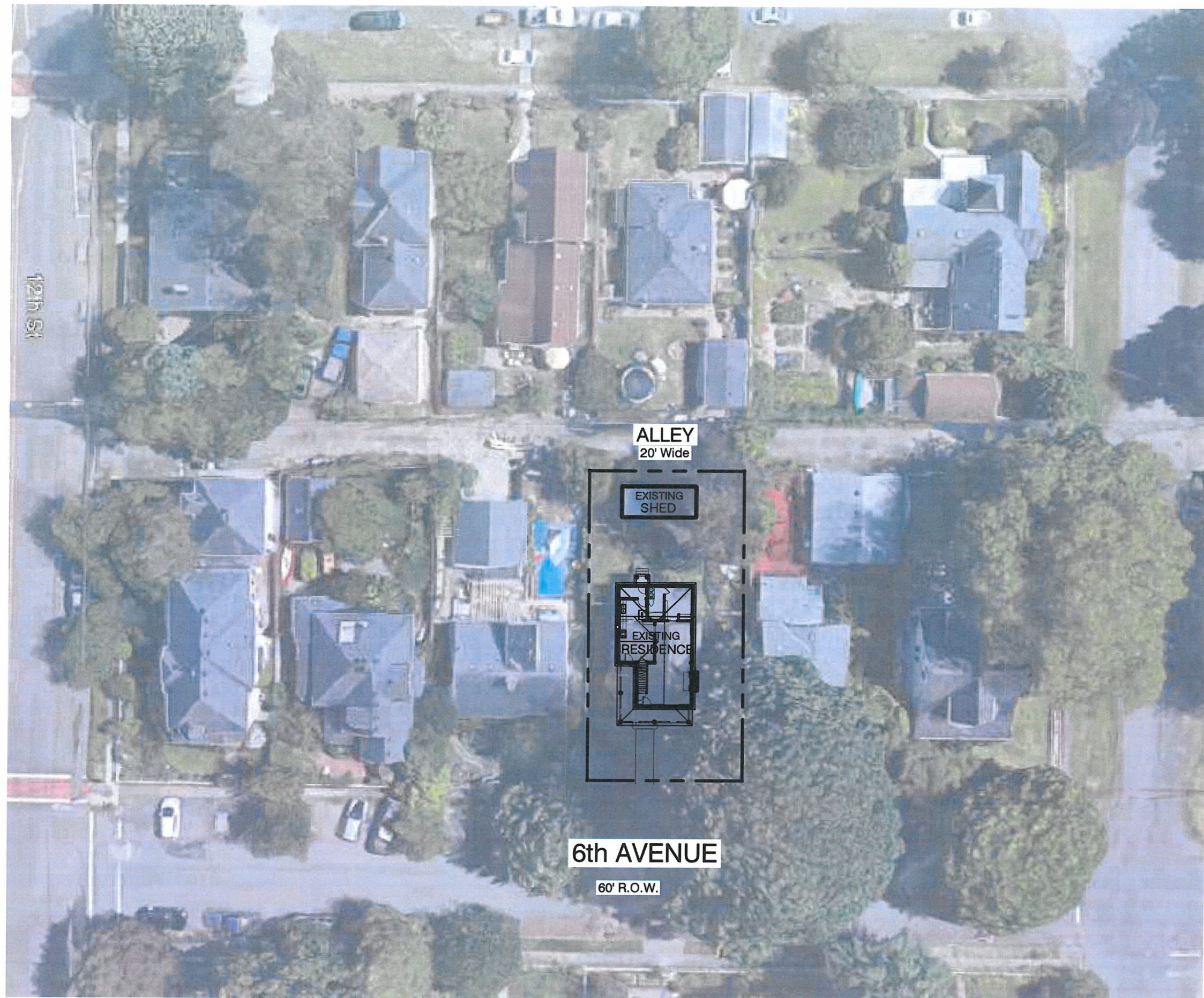
EXISTING AS-BUILT  
**RIGHT SIDE ELEVATION**  
( FACING WEST )

a Custom Remodel for  
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West Linn, Oregon

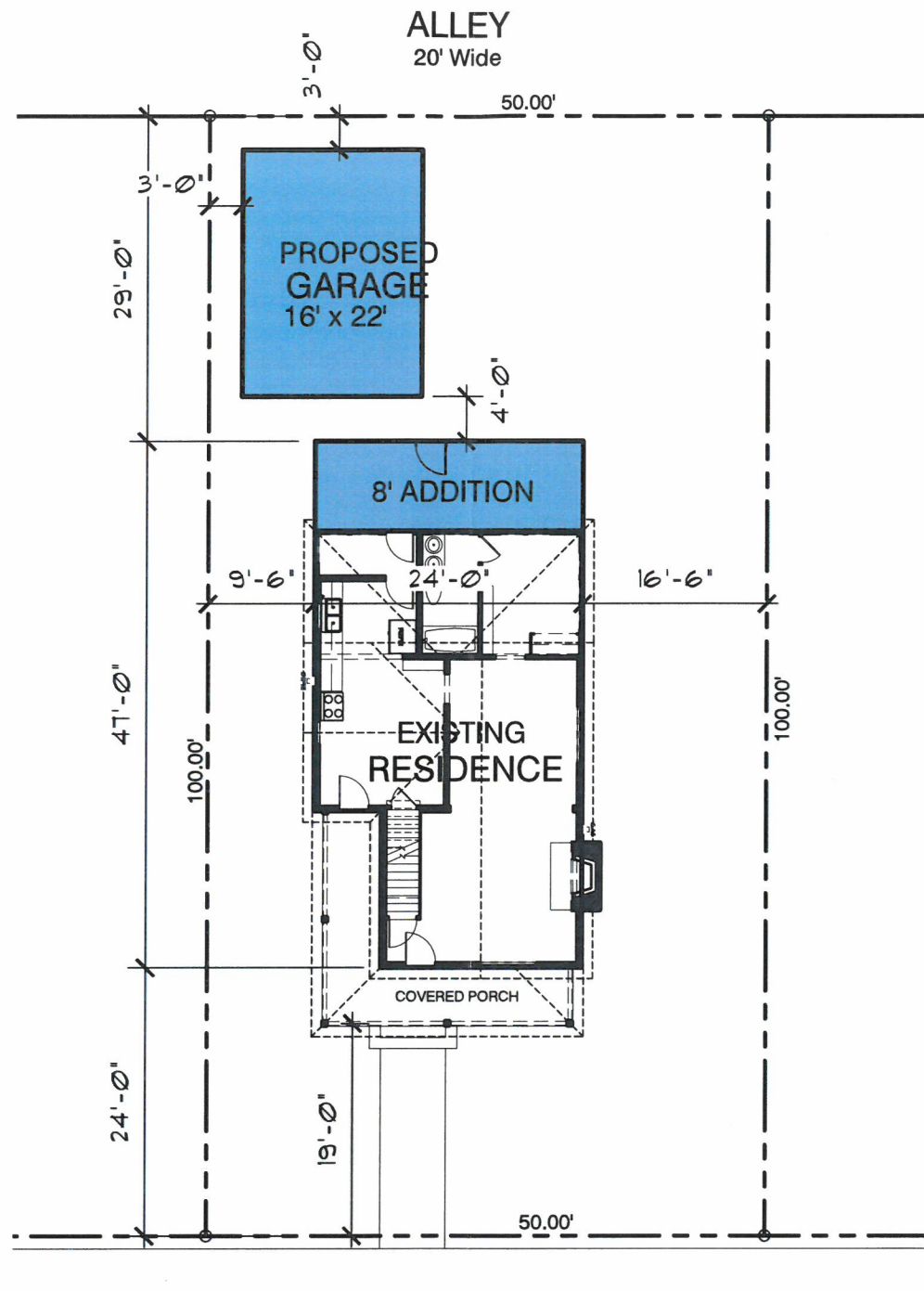
PROJ. NO. : 1886  
FILE : A-ELV  
DATE : 1/10/19

SHEET #

AS-BUILT  
ELEVATIONS



Willamette Historic District Block 12



6th AVENUE  
60' R.O.W.

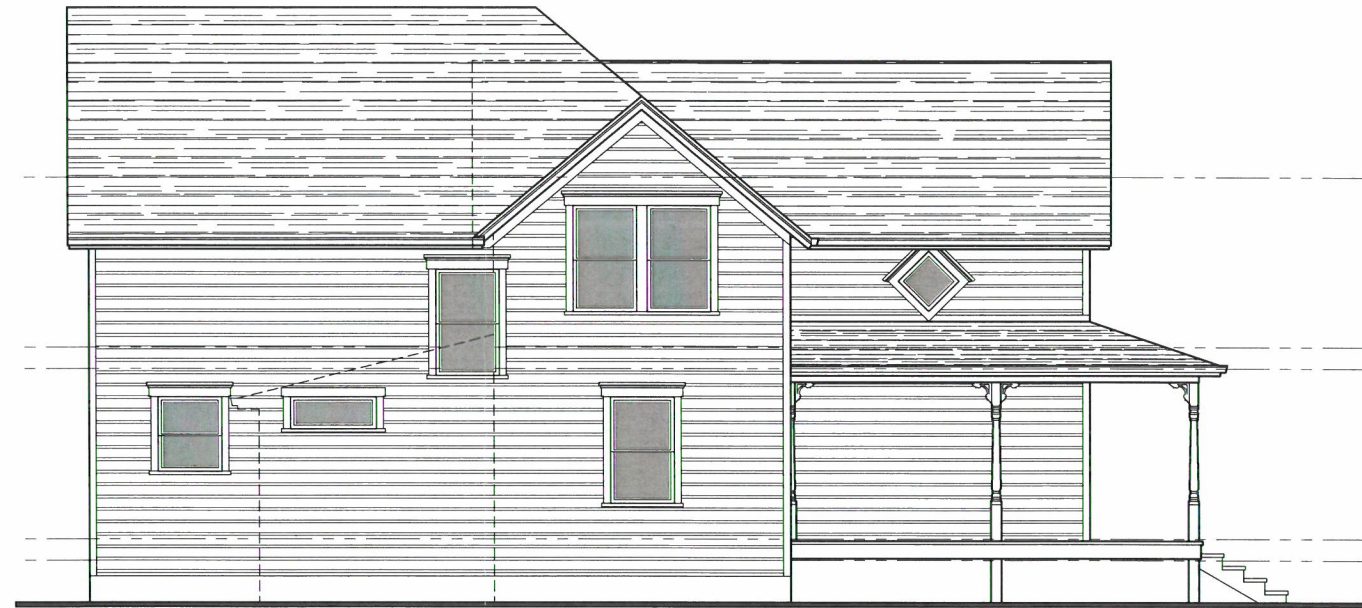


1" = 10'-0"

**HYDES RESIDENCE**  
1885 - 1847 6th Avenue WEST LINN, OR

**ISELIN**  
ARCHITECTS, P.C.  
1307 7th Street - Oregon City, Oregon 97045  
503.656.1642 • 503.656.0858

1-14-2019



PROPOSED  
LEFT SIDE ELEVATION  
( FACING EAST )



PROPOSED  
FRONT ELEVATION  
( NORTH SIDE FACING 6th AVENUE )



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PROPOSED  
REAR ELEVATION  
( SOUTH SIDE FACING ALLEY )



PROPOSED  
RIGHT SIDE ELEVATION  
( FACING WEST )

a Custom Remodel for  
**Nicolette Hydes**  
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PROPOSED  
ELEVATIONS



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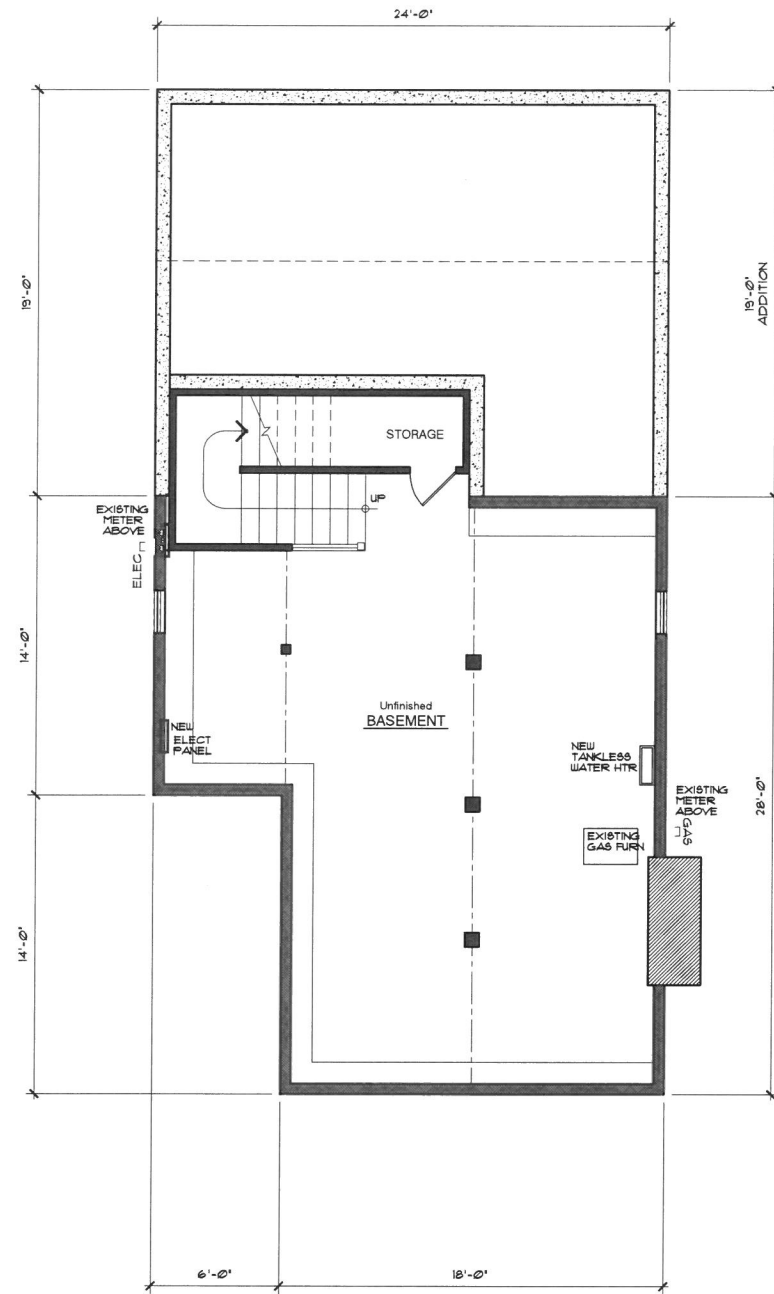
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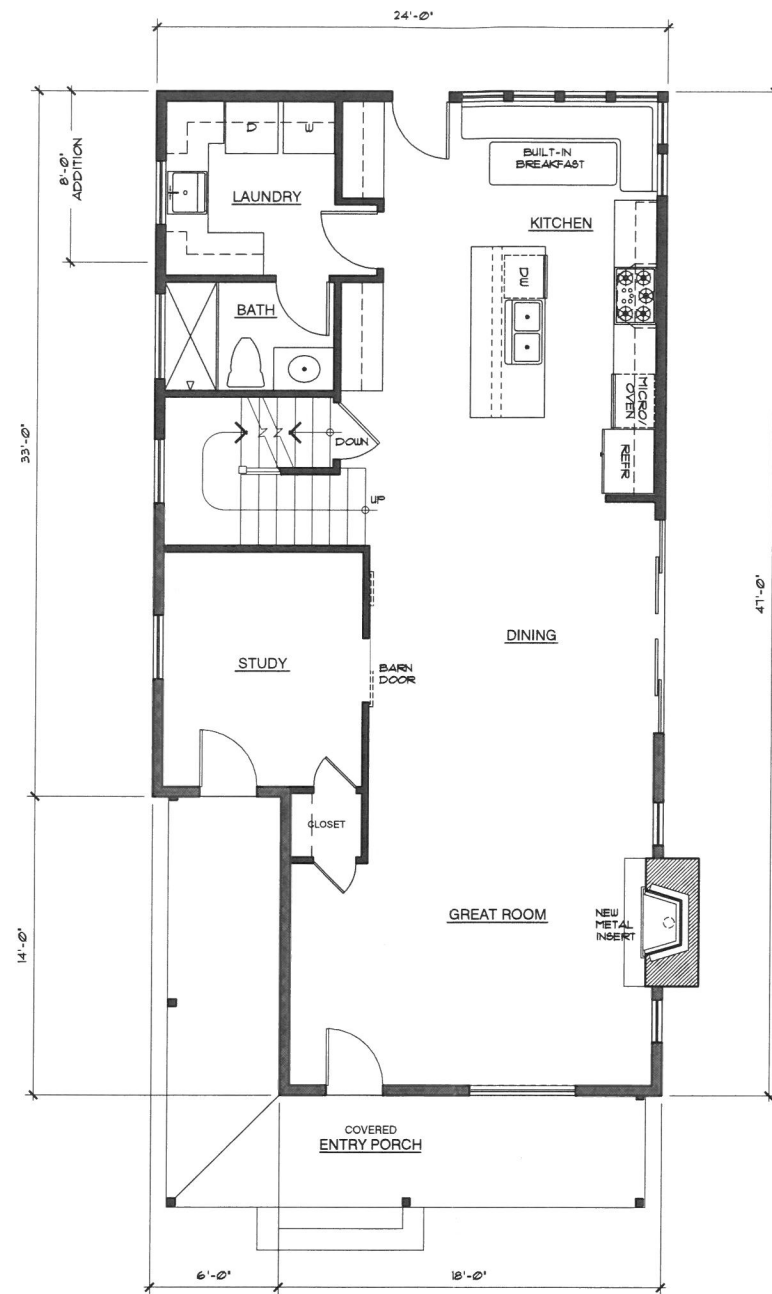
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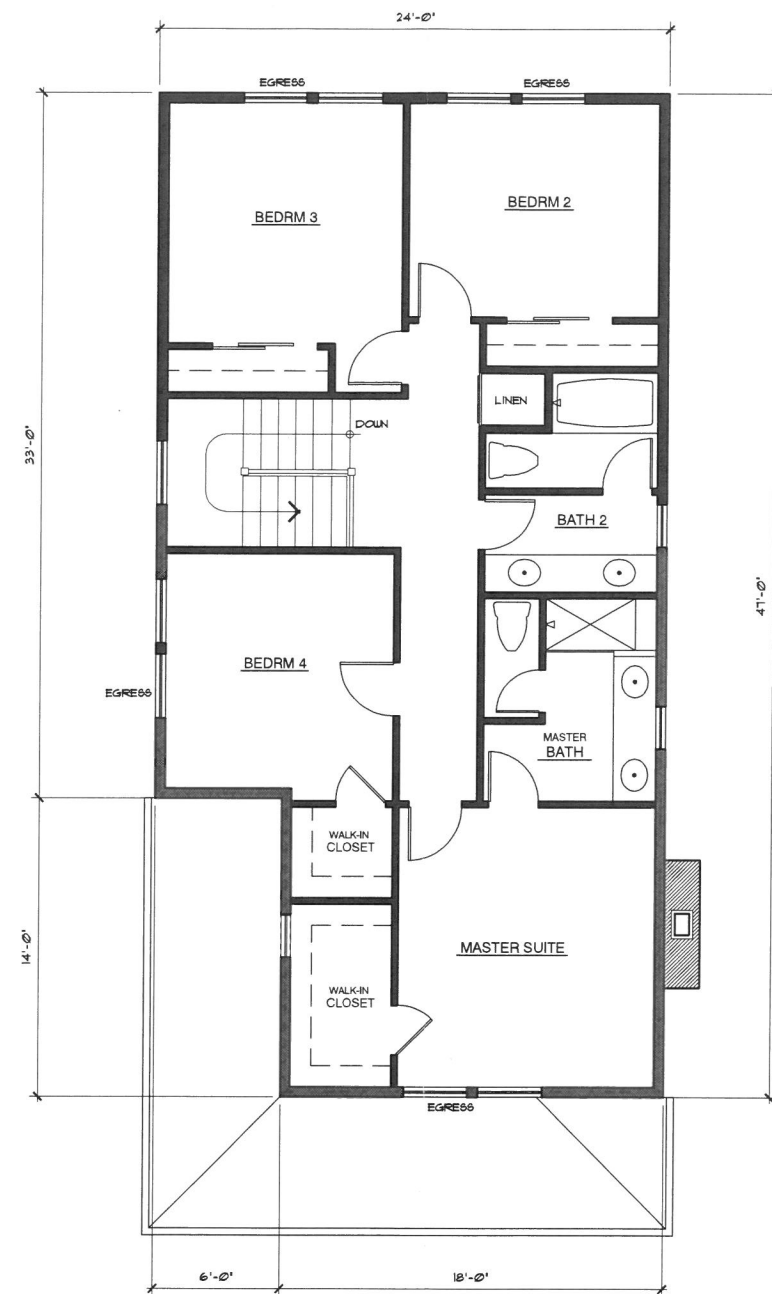
PRELIM  
PROPOSED  
FLOOR PLANS



**LOWER LEVEL FLOOR PLAN**  
LIVABLE AREA = 588 sq.Ft. 1/4" = 1'-0"

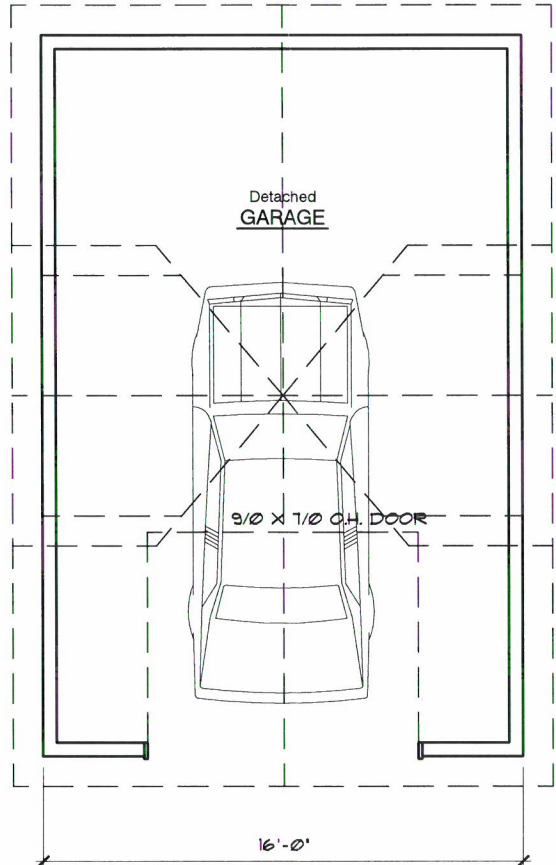


**MAIN LEVEL FLOOR PLAN**  
EXISTING LIVABLE AREA = 980 sq.Ft. 1/4" = 1'-0"



**UPPER LEVEL FLOOR PLAN**  
EXISTING LIVABLE AREA = 982 sq.Ft. 1/4" = 1'-0"





PROPOSED  
**GARAGE ELEVATION**  
( SOUTH SIDE FACING ALLEY )