



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, August 3, 2023

Virtual*

1:00 pm: **Proposed Class 1 Historic Design Review for Window Replacement**
Applicant: **Rigel Bruening**
Property Address: **4865 Willamette Falls Drive**
Neighborhood Assn: **Bolton Neighborhood Association**
Planner: **John Floyd** Project #: **PA-23-14**



*The pre-application conference will be conducted virtually at the applicant's request. To participate remotely during the meeting, please complete the form at: <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> by 4:00 pm the day before the conference. Staff will email a Webex invitation before the meeting. If you do not have email access, please call 503-742-6061 for assistance 24 hours before the meeting. If you require special assistance under the Americans with Disabilities Act, please call City Hall 48 hours before the meeting date, 503-657-0331.



Pre-Application Conference Request

For Staff to Complete:

PA 23-14

Conference Date: 8/3/23

Time: 1:00PM

Staff Contact: JOHN FLOYD

Fee: \$0

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the [Submit a Land Use Application](#) web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Property Owner Information

Name:

Email:

Phone #:

Address:

Applicant Information

Name:

Email:

Phone #:

Address:

Address of Subject Property (or tax lot):

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
 - Slope map (if slope is 25% or more)
 - Location of existing utilities (water, sewer, etc.)
 - Conceptual layout, design, proposed buildings, building elevations, and setbacks
 - Location of all easements (access, utility, etc.)
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
 - Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
 - Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT: *Rigel Bruening*

DATE:

The undersigned property owner authorizes the requested conference and grants city staff the **right of entry** onto the property to review the application.

PROPERTY OWNER: *Rigel Bruening*

DATE:

4865 Willamette Falls Drive Window Replacement

Rigel Bruening

Project Scope

- Replace damaged and aging single pane windows with new energy efficient windows to improve quality of life in the home and property longevity.
- Proposal is to replace multiple existing single pane windows, wood framing painted white, with double pane fiberglass framing windows. Fiberglass can mimic the wood look and last 50+ years of use.

Proposed window replacements

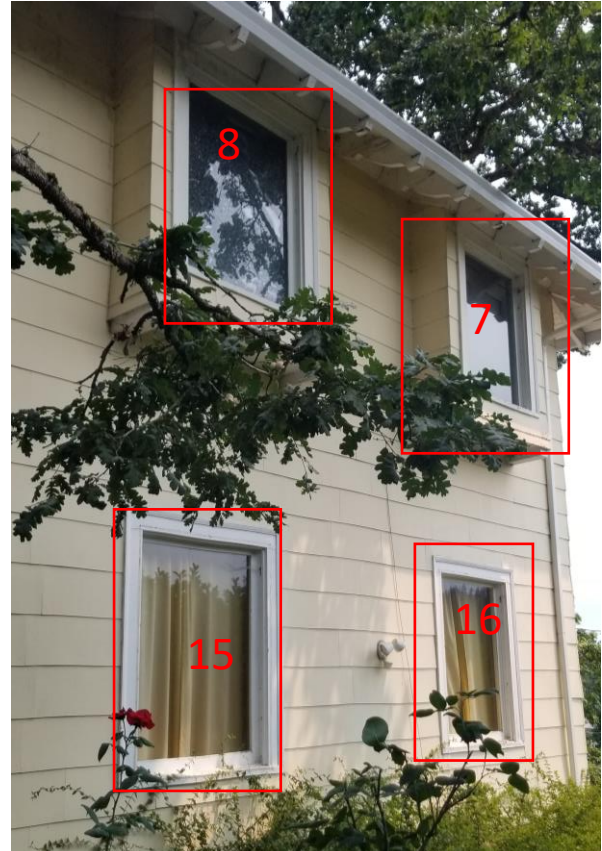
Total 16 windows to be replaced



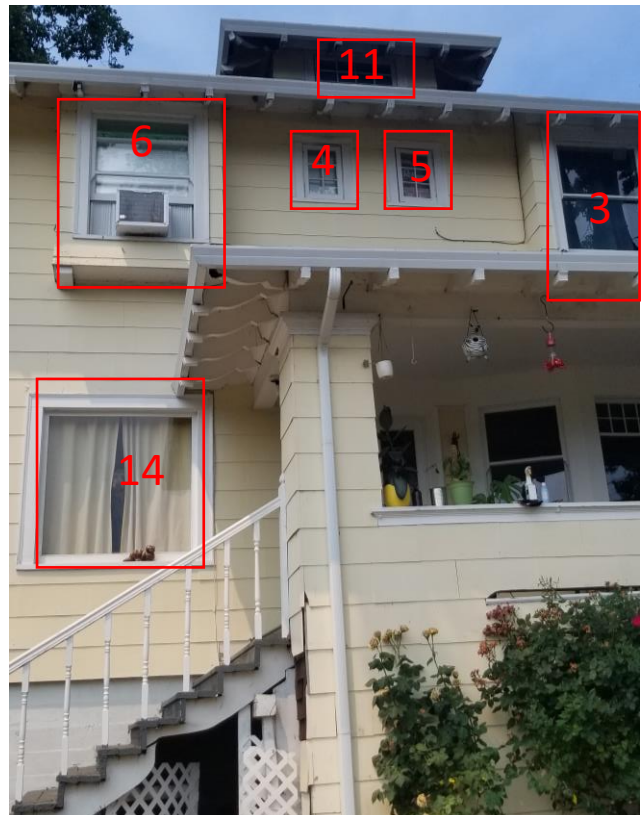
Left Side of Home



Front of Home



Right Side of Home



Back of Home

Window Locations and Sizes

LINE	MARK UNIT	PRODUCT LINE	ITEM				
1	Closet #1	Infinity	Insert Rectangle IO 16 3/8" X 24 1/4" Entered as FS 16" X 24"	9	Closet #2	Infinity	FS 42" X 55" Insert Rectangle IO 16 3/8" X 24 1/4" Entered as FS 16" X 24"
2	Office	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"	10	Attic	Infinity	Insert Awning IO 38 3/8" X 22 1/4" Entered as FS 38" X 22"
3	Office	Infinity	Insert Double Hung IO 40 3/8" X 55 1/4" Entered as FS 40" X 55"	11	Attic	Infinity	Insert Awning Picture IO 38 3/8" X 22 1/4" Entered as FS 38" X 22"
4	Bed #1	Infinity	Insert Rectangle IO 16 3/8" X 24 1/4" Entered as FS 16" X 24"	12	Bath	Infinity	Insert Double Hung IO 30 3/8" X 36 1/4" Entered as FS 30" X 36"
5	Bed #1	Infinity	Insert Rectangle IO 16 3/8" X 24 1/4" Entered as FS 16" X 24"	13	Stairs	Infinity	Insert Double Hung IO 36 3/8" X 32 1/4" Entered as
6	Bed #1	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"	14	Living	Infinity	FS 36" X 32" Insert Double Hung Picture IO 56 3/8" X 55 1/4" Entered as FS 56" X 55"
7	Bed #1	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"	15	Living	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"
8	Nursery	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"	16	Living	Infinity	Insert Double Hung IO 42 3/8" X 55 1/4" Entered as FS 42" X 55"

Replacement product info

- Marvin Infinity – Window Line

- Replacement windows will be compliant with CDC 25.060(15), however I am requesting approval to use an alternate material in fiberglass.
 - *Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance and material, 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, method of operation and related features, such as shutters.*
- Will match existing white exterior wood painted windows
- Existing double hung windows will be replaced with double hung windows
Large picture windows to be replaced with picture windows
- Picture windows (7,8) were originally double hung, to be replaced with a double hung window