

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Darren Wyss</i>	PROJECT NO(S). <i>DR-15-15</i>	
NON-REFUNDABLE FEE(S) <i>100-</i>	REFUNDABLE DEPOSIT(S) <i>0</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>20375 Willamette Dr West Linn</i>	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal:
build new garage on SE of property along drive

Applicant Name: <i>Dee + Sherri Burch</i> <small>(please print)</small>	Phone: <i>503-708-2717</i>
Address: <i>20375 Willamette Dr</i>	Email: <i>sherriburch@gmail.com</i>
City State Zip: <i>West Linn OR 97068</i>	

Owner Name (required): <i>Dee + Sherri Burch</i> <small>(please print)</small>	Phone: <i>503-708-2717</i>
Address: <i>20375 Willamette Dr</i>	Email:
City State Zip: <i>West Linn OR 97068</i>	

Consultant Name: <i>Jim Betonte, M+W Building Supply</i> <small>(please print)</small>	Phone: <i>503-263-9000</i>
Address: <i>PO Box 220</i>	Email: <i>jim@mwbsci.com</i>
City State Zip: <i>Canby OR 97013</i>	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **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.

<i>Sharon A Burch</i>	<i>10/22/15</i>	<i>Sharon A Burch</i>	<i>10/22/15</i>
Applicant's signature	Date	Owner's signature (required)	Date

October 22 2015

City of West Linn

Development Review Application

Historic Design Review

Site Information

Site Address: 20,375 Willamette Drive

Site Area: 81,387 square feet

Neighborhood: Bolton NA

Comp. Plan: Low density residential

Zoning: R-10 (Single family residential detached / 10,000 square foot minimum lot size)

Applicable code: (CDC) Chapter 25: Historic District, CDC Chapter 11: R-10

Project Details: The house on the property is a 1927 Mediterranean Revival style with stucco exterior. The house is a historic landmark subject to CDC Chapter 25. The property owner proposes to build an 832 square foot three car detached garage (accessory structure) to the south of the house. Accessory structures over 120 square feet in size must apply for Historic Design review. The specific standards that apply to accessory structures include CDC section 25.060(B) (1) (a) (3) which states that detached accessory structures “...shall be in the rear yard”. The proposed garage location does not meet that standard. Rather than apply for a variance, this chapter offers CDC section 25.080 “*Modification to Design Standards*”.

Owner/applicant narrative:

The house is a 1927 Mediterranean Revival style with a stucco exterior. As the property owner we are proposing to build a new detached garage.

We have owned this property for fifteen years and take great pride in maintaining the integrity of the historical legacy of this unique property.

We are proposing a location and a design that will be complimentary to the architecture and historic significance of the property. The existing garage is attached to the home is inadequate and not conducive to enlargement.

CDC Chapter 25 Overlay Zones – Historic District: **The Site Location/Address is not within an Historic District. The property is uniquely designated as a historic landmark.**

CDC 25.040 Item 17 identifies that: “Accessory structures. Construction of accessory structures under 120 square feet and 10 feet in height (greenhouses, storage sheds, jacuzzis, spas, structures, gazebos, etc.) in a side or rear yard.” **The proposed garage location is a side yard area completely separate from the historic building on the property.**

CDC 25.060

The proposed construction of a garage will preserve all the features of the historic landmark designation for this property:

1. Retention of original construction: **the original construction is not affected.**
2. Retention of historic material: **existing construction will not be affected. New construction is separate from the existing structures and will be built of similar design and compatible with the historic structures.**
3. Time period consistency: **the original construction is not affected.**
4. Significance over time: **the new construction does not affect the historic significance of the property or existing structures.**
5. Differentiate old from new: **the new construction will be differentiated from the original buildings and compatible with the historic materials and features of the existing structures to protect the integrity of the property.**
6. Reversibility: **the essential form and integrity of the historic property and its context are not affected by the addition of or removal from the property.**
7. Building additions: **the proposed garage is not an addition to the existing construction. The garage will be proportioned consistent with the existing primary structure, smaller in scale and set back along the far southeast edge of the property.**
8. Building height and roof pitch: **the proposed garage will have a more modest roof pitch than the primary structure.**
9. Roof materials: **the proposed roof construction will be of metal tile resembling the clay tile of the existing roof.**
10. Existing exterior walls and siding: **the proposed garage will be sided with stucco to be in character with and consistent with those of the original construction.**
11. New exterior walls and siding: **the original property is finished with stucco and wood-framed windows, these will be used on the exterior faces of the garage to harmonize with the existing structure.**
12. Gutters and downspouts: **the same materials will be used as those on the existing buildings.**
13. New windows: **the windows on the garage will have wood framing to be consistent with those of the original construction.**
14. Storm windows: **storm windows will not be used.**
15. Window replacement: **no existing windows will be replaced.**

16. Doors: **garage doors and side doors will be consistent with the existing structures.**
17. Porches: **no porches are indicated.**
18. Decks: **no decks are indicated.**
19. Foundations: **the proposed garage construction will be completely separate from the existing structures and will not affect the property elevations.**
20. Lighting: **lighting will be consistent with the existing lighting and architectural structures.**

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.
 - a. Location.
 - 1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC 25.070(C)(1) through (4);
 - 2) Accessory structures on historic landmark properties must meet the setback requirements of the underlying zone and Chapter 34 CDC;
 - 3) Detached accessory structures shall be in the rear yard; and
 - 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.

Standards for accessory structures:

The proposed garage location on the southeast side of the property complies with CDC Chapter 34, Accessory structures.

A. 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 25 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)

34.060 SETBACK PROVISIONS FOR ACCESSORY STRUCTURES (NON-DWELLING)

A. Accessory structures shall comply with all requirements for the principal use except as provided in CDC [34.040](#) and where specifically modified by this code as follows.

B. A side yard or rear yard requirement may be reduced to three feet for an accessory structure except for a side or rear yard abutting a street, with the exception of alleys platted and dedicated prior to September 30, 1984, as defined in this code; provided, that:

1. The structure is erected more than 60 feet from the front lot line;
2. The structure does not exceed one story or 15 feet in height;
3. The structure does not exceed an area of 500 square feet; and
4. The structure does not violate any existing utility easements.

The owner/applicant proposes that the unique features of this historic landmark property recommend consideration for placing the garage in the side yard on the southeast perimeter of the property, separate from the main property historic structures and conducive to access from the main driveway already in place.

The proposed location does not impact any of the existing topography or existing structures. The garage would be well set back from the street and behind two large oak trees. The placement of two windows toward the street will improve the appearance of the wall facing the street. The garage doors will face inward toward the property. The site is on the left side of the driveway, which curves to the right toward the main house and will not intrude on the façade of the existing historic structure. The garage will be finished with stucco and metal-tile roof to blend well with the existing structures.

Placing the garage at any other location would be more intrusive to the aesthetic historic lines of the house and outbuildings that have historic value.

Due to increasing height of the hillside alongside and behind the home, the topography, existing trees and landscape, it would not be feasible for building a drive and garage alongside or behind the home.

CDC 25.080 Modifications to Design Standards

The owner/applicant requests consideration of the unique historical attributes of this property and the appropriate location for the proposed garage construction.

The deviation is represented by the historic landmark property itself, on a remarkably large and autonomous site, notwithstanding a remarkable colonnade of Douglas Fir trees on its perimeter. Since acquiring the property in 2000 the owners have worked to reclaim the landscape from the wild growth of invasive plants: English Ivy, Himalayan blackberry and thickets of poison oak that had climbed to the top of some of the Fir, Oak and Cedar trees. Replanting of understory vegetation with native plants, including salal, Oregon grape, vine maple and dogwood, ferns and perennials, is an ongoing effort.

After purchasing this home in 2000 it had been architecturally restored in many ways, showcasing once again the beauty of its Mediterranean Revival architecture.

The property is unique also for its historical significance due to the engagement of a prior owner in WWII. Carl Braun had been a radio officer in WWI and worked on the USS Oregon which was outfitted with radio equipment during WWI. Having moved to West Linn and working as a General Manager at Hawley Pulp and Paper in Oregon City, he continued his radio work from his station built into his home. When the bombs fell in Pearl Harbor the Navy recruited him as one of the few ham radio stations maintained during the war due to his cooperation with ship-to-shore communications with operations underway in the Pacific arena of the war. Carl Braun salvaged some of the unique hardware from the USS Oregon to furnish his basement, and in 1956 the Radio Room from the USS Oregon was installed in his backyard. This is one of the 'accessory' structures on our property. Another is a flat-roof shed holds a large generator from a ship the size of a truck, with a series of electrical switches and circuits that we believe would have once enabled the property to run independently to prevent interruption of electricity and radio transmission. There is also an antennae tower on the far west point of the property which was once from a television station in Los Angeles. We presume this was also installed during or after wartime to enhance radio signal. All these accessory structures are disabled and electrically disconnected.

Historic photos of the property are enclosed, along with four photos showing the property in its present condition and the proposed location for the new garage.

We hope this application gives sufficient information to assess the appropriate construction of a new garage.

Sincerely,

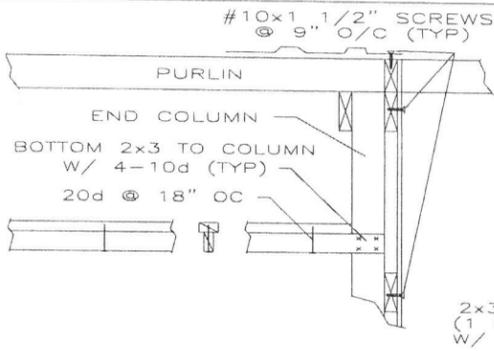
Dee and Sherri Burch



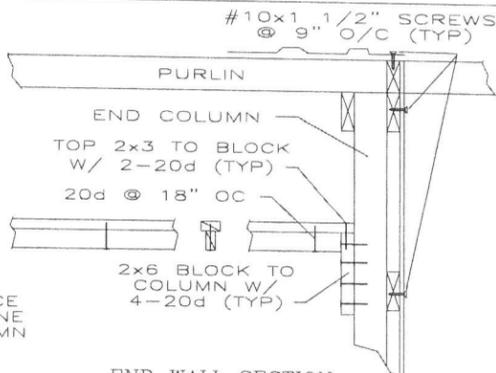




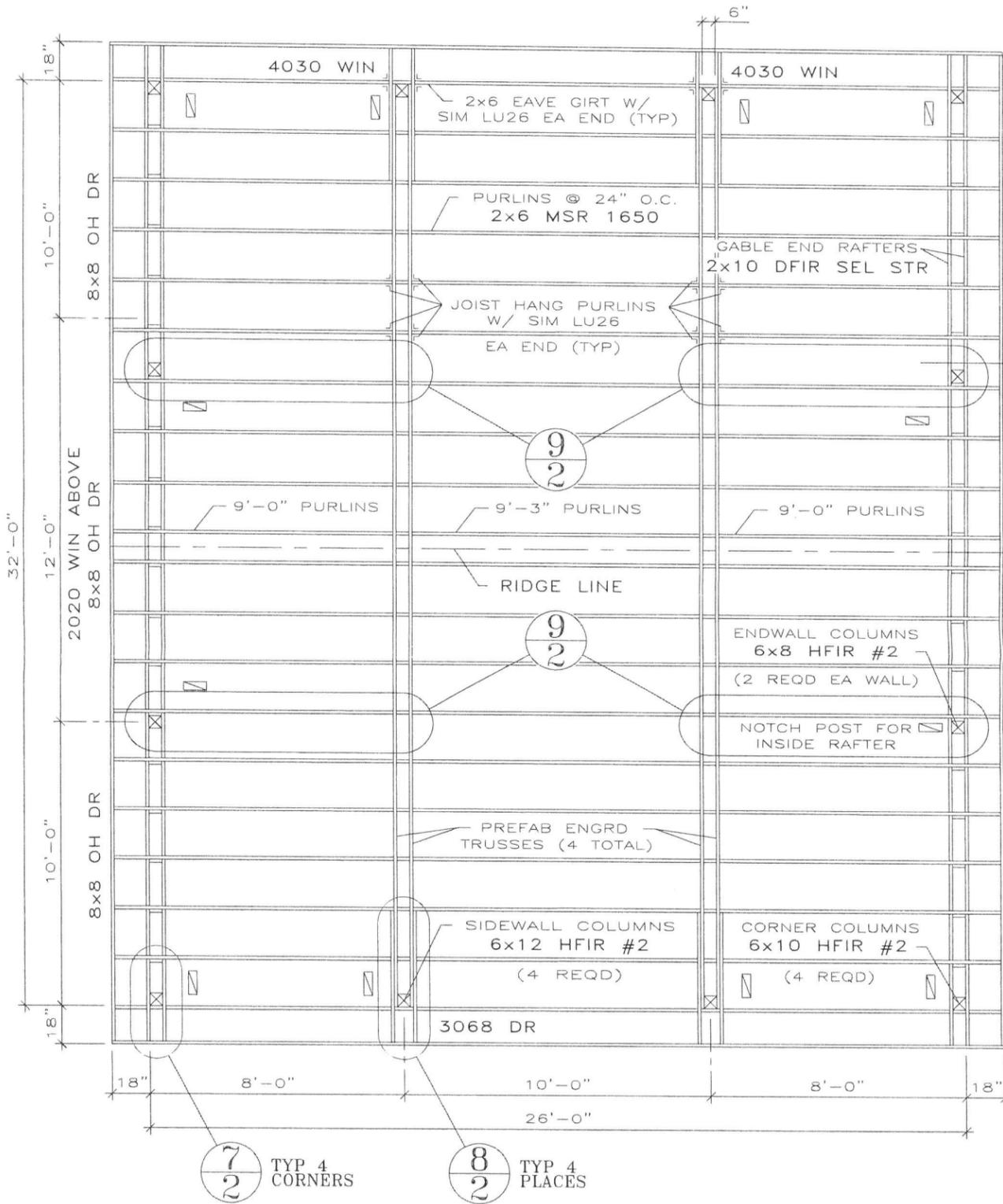




END WALL SECTION



END WALL SECTION
(OPTIONAL)



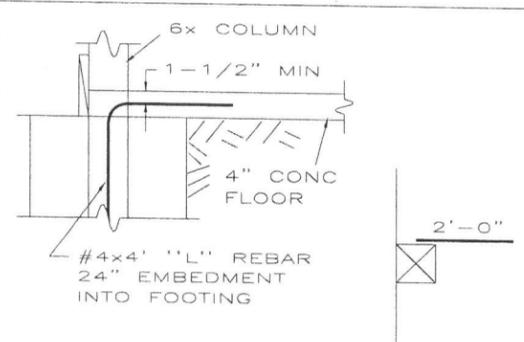
M & W BUILDING SUPPLY
CUSTOM POLE BUILDINGS
32' WIDE x 26' LONG x 10' EAVE
ROOF LOAD: LIVE 25 PSF
DEAD LOAD: 10PSF
WIND LOAD: 120MPH EXP: B
SEISMIC ZONE: D
FOUNDATION PRESSURE: 1500 PSF
LAT. SOIL BEARING: 100 PSF
BUILDING DESIGN: 2012 I.B.C.
CLOSED BUILDING

DEE & SHERRI BURCH
20375 WILLAMETTE DR
WEST LINN, OREGON
COUNTY: CLACKAMAS
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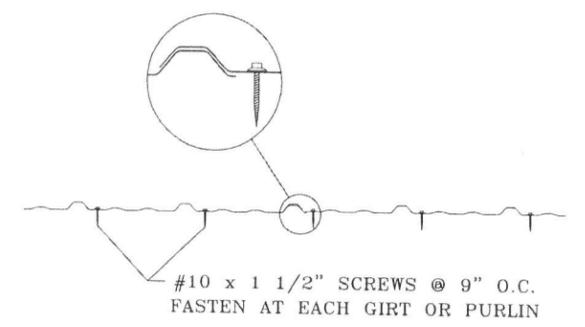
M & W BUILDING SUPPLY
&
22175 S. HWY. 99E
CANBY, OREGON 97013
(503) 263-6953
(503) 266-7102 (FAX)
SCALE: NONE
RDO/JKB 9/25/15
BUILT MW15183

1. BUILDING PAD SHALL BE CONSTRUCTED ON LEVEL SOIL.
2. COLUMN FOOTING CONCRETE BACKFILL SHALL BE CASTE AGAINST EXISTING UNDISTURBED SOIL THE SIZE AND SHAPE SHOWN ON DRAWINGS. (U.O.N.)
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AND THE LATEST EDITION OF THE I.B.C.
4. BOLT HEADS & NUTS BEARING ON WOOD SHALL HAVE STD. PLATE WASHERS. BOLTS SHALL BE ASTM A307. BOLT HOLE DIA. SHALL BE 1/16" LARGER THAN BOLT DIA.
5. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.
6. REBAR SHALL BE GRADE 40 UNLESS OTHERWISE NOTED. (U.O.N.)
7. CONCRETE FOR FOOTINGS & SLABS $f'_c=2500$ PSI
8. BEARING BLOCKS SHALL BE PRE-DRILLED PRIOR TO SETTING 20d NAILS
9. 20d NAILS SHALL BE GALV. BOX TYPE
10. BOLT HOLES SHALL BE DRILLED STRAIGHT AND PERPENDICULAR TO THE COLUMN FACE TO ASSURE FULL BOLT BEARING
11. SEE TRUSS DRAWINGS FOR DOUBLE TRUSS BLOCKING REQUIREMENTS
12. ALL 6x TIMBERS SHALL BE ROUGH SAWN AND TREATED TO 0.60 RET W/ CCA TYPE C.
13. NO OTHER MATERIALS SHALL BE USED W/O M&W BUILDING APPROVAL

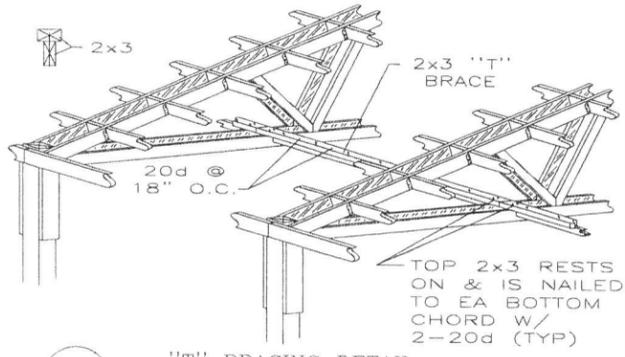
1 NOTES



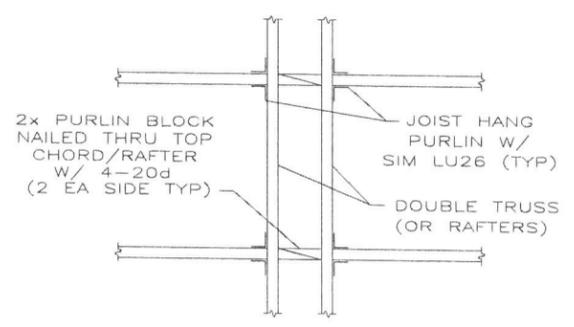
2 HAIR PIN (TYP)
ALL EXCEPT CORNER COLUMNS



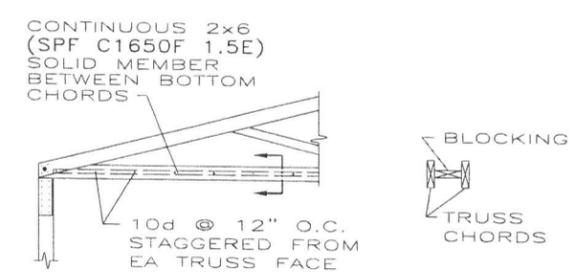
3 TYP. PANEL
W/O EXTENDED LEG N.T.S.



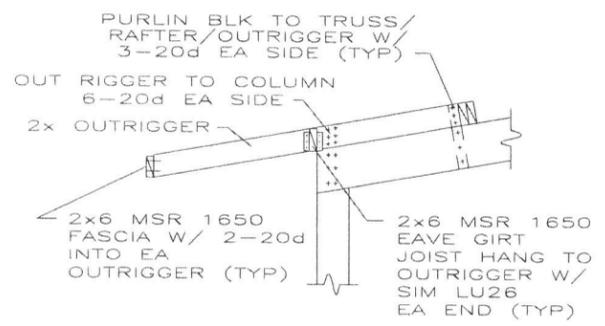
4 "T" BRACING DETAIL



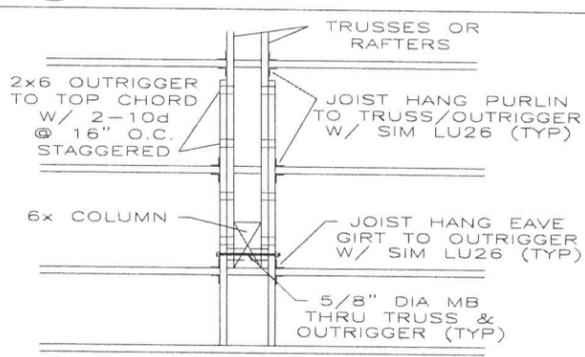
5 PURLIN BLOCK NAILING



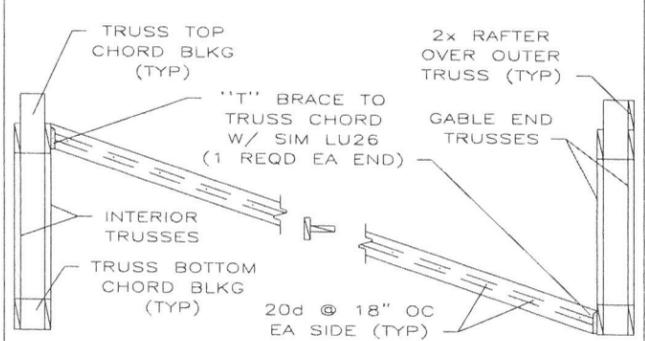
6 BOTTOM CHORD
SOLID BLOCKING



7 OVERHANG DETAIL

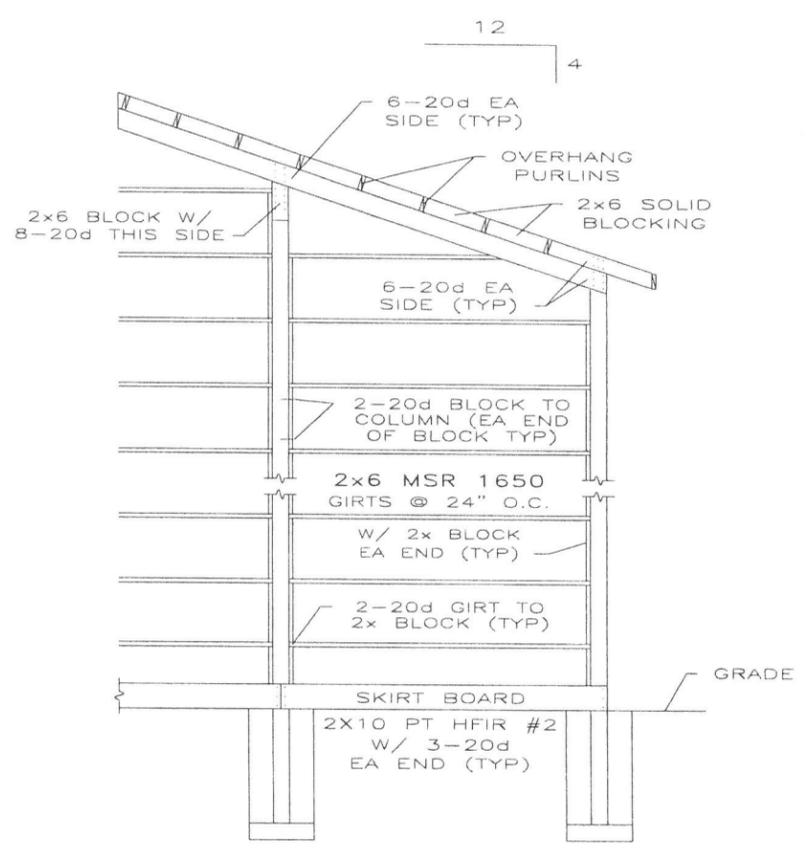
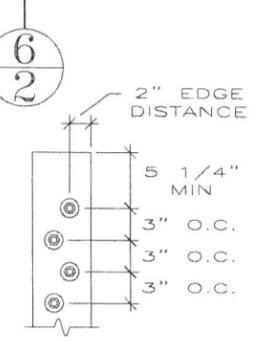
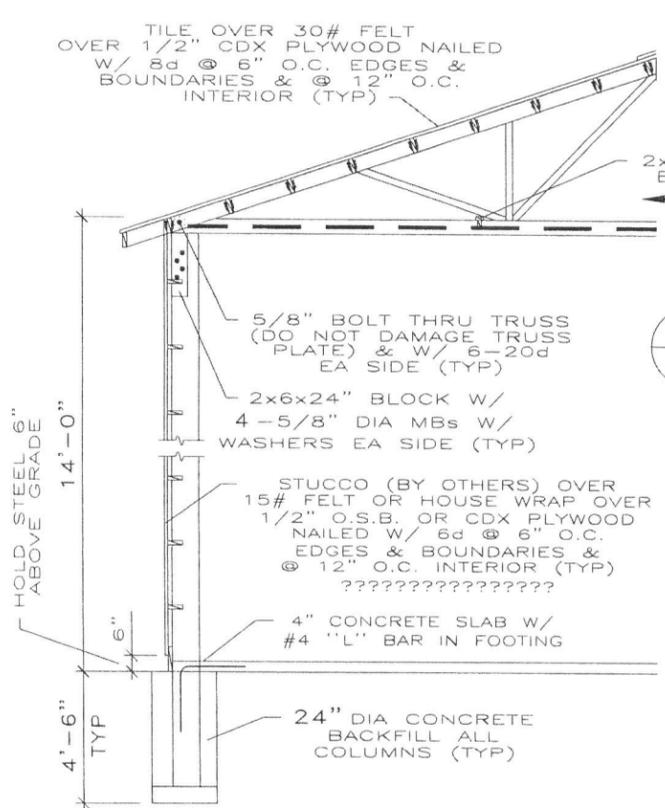


8 JOIST HUNG
OVERHANG DETAIL



9 2x6 "T" BRACE KICKER

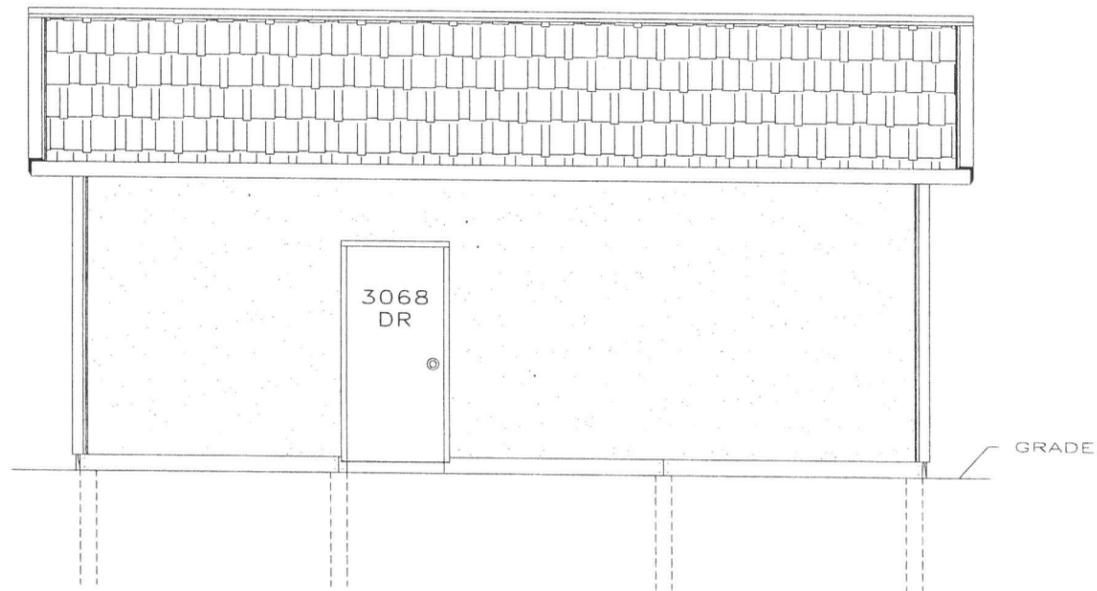
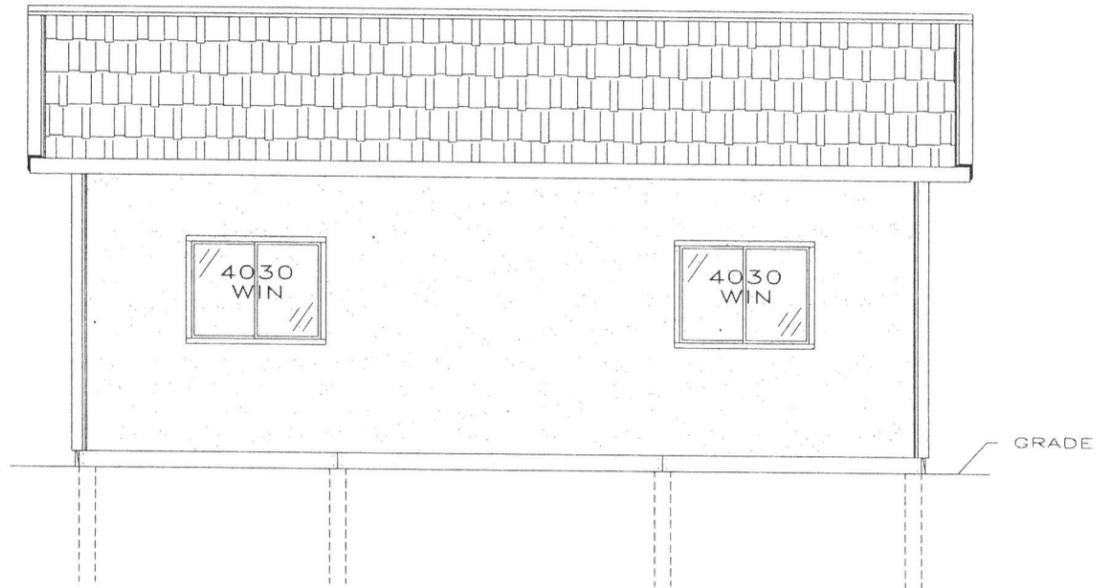
NOTES:
SEE TRUSS DRAWINGS FOR DOUBLE TRUSS BLOCKING REQUIREMENTS AND WEB BLOCKING LOCATIONS, IF APPLICABLE.



M & W BUILDING SUPPLY
CUSTOM POLE BUILDINGS
32' WIDE x 26' LONG x 10' EAVE
ROOF LOAD: LIVE 25 PSF
DEAD LOAD: 10PSF
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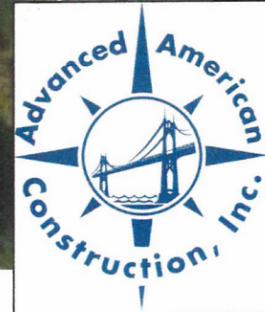
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SCALE:	NONE
RDD/JKB	9/25/15
BUILT	MW15183



REV	DATE	DESCRIPTION	BY

ADVANCED AMERICAN CONSTRUCTION, INC
(503) 445-9000 - www.callaac.com

Dee & Sherri Burch
New Garage Plot Plan
20375 Willamette Dr., West Linn



AAC PROJECT #	####-###	
DATE	DRWN. BY	APPR. BY
XX/XX/XX	---	---
SCALE	DRAWING #	SHEET
-	-	1 OF X