

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Jennifer Arnold</i>	PROJECT No(s). <i>DR-1605</i>	
NON-REFUNDABLE FEE(S) <i>100</i>	REFUNDABLE DEPOSIT(S) <i>0</i>	TOTAL <i>100</i>

RECEIVED

NOV 18 2016

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.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal: *MODIFY BACK EXTERIOR PORCH & CREATE A MASTER BEDROOM ON THE MAIN FLOOR. CONVERT EXISTING ATTIC AREA TO FLEX SPACE & ADD DORMER TO INCREASE HEAD ROOM.*

Applicant Name: *PHIL CHEK & ASSOCIATES* (please print) Phone: *503.224.4500*
Address: *148 B AVE, SUITE 100* Email: *phil@philchek.com*
City State Zip: *LAKE OSWEGO, OR 97034*

Owner Name (required): *PHIL CHEK* (please print) Phone: *503.224.4500*
Address: *148 B AVE, SUITE 100* Email: *phil@philchek.com*
City State Zip: *LAKE OSWEGO, OR 97034*

Consultant Name: *PHIL CHEK & ASSOCIATES* (please print) Phone: *503.224.4500*
Address: *148 B AVE, SUITE 100* Email: *phil@philchek.com*
City State Zip: *LAKE OSWEGO, OR 97034*

- 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

11/18/16
Date

Phil Chek
Owner's signature (required)

11/18/16
Date

Historic Design Review – Narrative

**1822 5th Avenue
West Linn, Oregon 97068**

Prepared by:
Phil Chek & Associates
148 B Avenue, Suite 100
Lake Oswego, Oregon 97034
503.224.4500
phil@philchek.com

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. Stylistic features that shall be preserved include, but are not limited to: rebuilding the front porch roof and porch that was dry rotted to its original 1899 condition. Shingles added to the house in the 1930's were removed and the original lap siding was restored and replaced where needed.

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.

In addition to the restorations mentioned in item 1 above, the deteriorated/dry rotted stairs that lead to the newly restored front porch were replaced with brick steps to match the brick used on the foundation of the home. This replacement was more historically accurate and matched the original building design and materials.

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 remain recognizable. We have selected (5) historic colors for the exterior facade of the home which are very similar to the original color of the home (which was uncovered when the shingles were removed to reveal the original lap siding) and have also restored and re-installed the original weather vane.

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 it's 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 new rear yard addition will be consistent with the original building, is smaller in scale, and is attached to the rear 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.

The existing asphalt shingle roof was removed which revealed old cedar shakes that had been covered with comp shingles and didn't lay flat and was not water tight. All layers were removed, and a new plywood underlayment was installed for stability before new asphalt shingles were installed to match the existing roof.

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 have been restored to the original lap siding, as illustrated in photos of the home that show original materials.

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 will be revealed and restored. 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.

The existing gutters and downspouts will be removed and replaced to 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. There is one window that faces 13th street that was a more recent addition and doesn't match the height or scale of the existing windows on the home. We are proposing a new wood double hung window that 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.

The aluminum storm windows have been removed and the sash re-built and painted to a historically accurate color.

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.

Existing windows with broken panes will be repaired using glass that matches the existing color. Sashes will be repaired as needed to be consistent with the historic appearance. All windows frames and trim will be painted in historically relevant colors.

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.

There are no new doors. The existing front door is original and has been restored.

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:

The existing front porch has been repaired and restored as follows:

a. Maintain the shape, width, and spacing of the original columns; and

The shape, width, and spacing of the original columns have been maintained but have been reinforced and restored at the bottom, as there was dry rot below the porch line.

b. Maintain the height, detail, and spacing of the original balustrade.

There are currently no balustrades on the porch, but we will be adding them for historic accuracy. The height, detail and spacing will match the time period of the home.

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.

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:

We re-tuck pointed and restored the brick on the current foundation as it was in poor condition causing the house to sag. The house was lifted in 23 points and new posts and beams were added under the house to level the house and 4x12 beams were added along the brick foundation to transfer the weight of the house from the brick foundation onto the new posts and beams.

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

The foundation repair retains the original design.

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

The foundation repair is required in order to level the home and reinforce the posts and beams.

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.

Lighting shall be shielded to prevent glare and compatible with the architectural character of the home.

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 are currently (2) accessory structures on the property: a dilapidated, un-usable garage that we have been advised by an engineer to remove. (Please see attached letter from Gregg Creighton stating his recommendations for the existing accessory structures). The existing garage has no foundation, is not structurally sound, and is situated directly on the property line which presents a hazard to the adjacent property. The second accessory structure is an existing barn. There is a shed adjacent to the barn, which is hazardous and should be removed. The barn is also not structurally sound and will require further review in order to determine if it is possible to save the structure with additional reinforcement and structural updates. If the barn can be salvaged, we will restore the historic elements and features to every extent possible.

a. Location.

1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC25.070(C)(1) through (4);

The existing garage in the front of the property does not meet the front or side setback requirements of the Willamette Historic District and will be removed. 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 garage in the front of the property does not meet the front or side setback requirements of the R-5 zone and will be removed. The existing detached barn meets all setback requirements of the R-5 zone.

3) Detached accessory structures shall be in the rear yard; and

We would like to remove the existing detached garaged in the front yard, as it does not meet the side or front setback criteria and is a hazard. The existing detached barn is at the rear of the property and meets the 3'-0" rear yard setback for accessory structures.

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.

There are no two-story accessory structures on this property.

b. 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 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:

a. The structure is located behind the house's front building line;

The existing barn structure is located behind the house's front building line. The existing non-compliant garage (located in front of the house's front building line) will be removed.

b. A structure in the front yard cannot be converted to a heated accessory structure;

Once the existing non-compliant garage is removed, there will be no structure(s) in the front yard.

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

No stories will be added to existing accessory structures.

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)

No existing structures will be converted during this renovation.

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 new addition is at the rear of the property and is not visible from the street. The new addition maintains the privacy of residents through placement and orientation.

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.

The building is in period, so this criterion does not apply.

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.

The building is in period, so this criterion does not apply.

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 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'

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 non-compliant garage accessory structure will be removed. The existing barn accessory structure is more than 15' 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 will be maintained at 20'. The existing detached barn will conform to the 3' setback to rear property line.

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.

The home is existing. This criterion does not apply.

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.

The lot is existing. This criterion does not apply.

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.

There are no two story accessory structures; this criterion does not apply.

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 in excess of 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.

The existing garage is non-compliant (it faces the street, cannot fit a car, has no foundation, and does not meet setback requirements) and will be removed per the advice of our engineer (see attached letter). Once the existing garage is removed, there will not be a garage on the property.

b. Parking areas.

1) No residential lot shall be converted solely to parking use.

This lot is not being converted for parking use; this criterion does not apply.

2) No rear yard area shall be converted solely to parking use.

No yard area is being converted for parking use; this criterion does not apply.

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)

All parking access will be from the alley.

Creighton Architecture
252 "A" Ave. Suite 300
Lake Oswego, Or. 97034
Ph. (503) 635-0797
www.gbcarch.com

Sept. 14, 2016

TO: Phil Chek / Chek & Assoc.
Lake Oswego, OR 97034

RE: 1822 5th Ave. , West Linn (Willamette Historic District)

At your request, I visited the above RE site to observe 2 outbuildings on that property. I was on the site from 8:15 am until 8:45 am on Tuesday, Sept 13, 2016. You asked me to determine the feasibility of restoring them with regards to structural integrity.

Outbuilding 1: A barn/garage structure with an attached lean-to addition located close to the north property line. There is a shed / lean-to structure on the east side. There is an alley immediately to the north of this building.

Outbuilding 2: A small 1-car garage located at the SE corner of the property. Very close to propertylines on the south and the east.

Observations.


Outbuilding 1 is rumored to have been used as a general store at one time. It has a wood floor, so it probably was used as a barn. It does not have a continuous concrete foundation and pier blocks have been added to provide some support for the floor. It is approx. 12'-6" x 29'-0": (including the shed) The gable roof structure has been modified and strengthened on the inside and a loft has been added. The loft should be removed and the building returned to its original barn-like interior. However the shed structure on the east side has pulled away from the gable structure and poses a safety hazard. Wood from that shed can be used to complete the barn.

Recommendation: Rebuild the gable roof portion (12'-6" x 20') and demolish the lean-to shed.

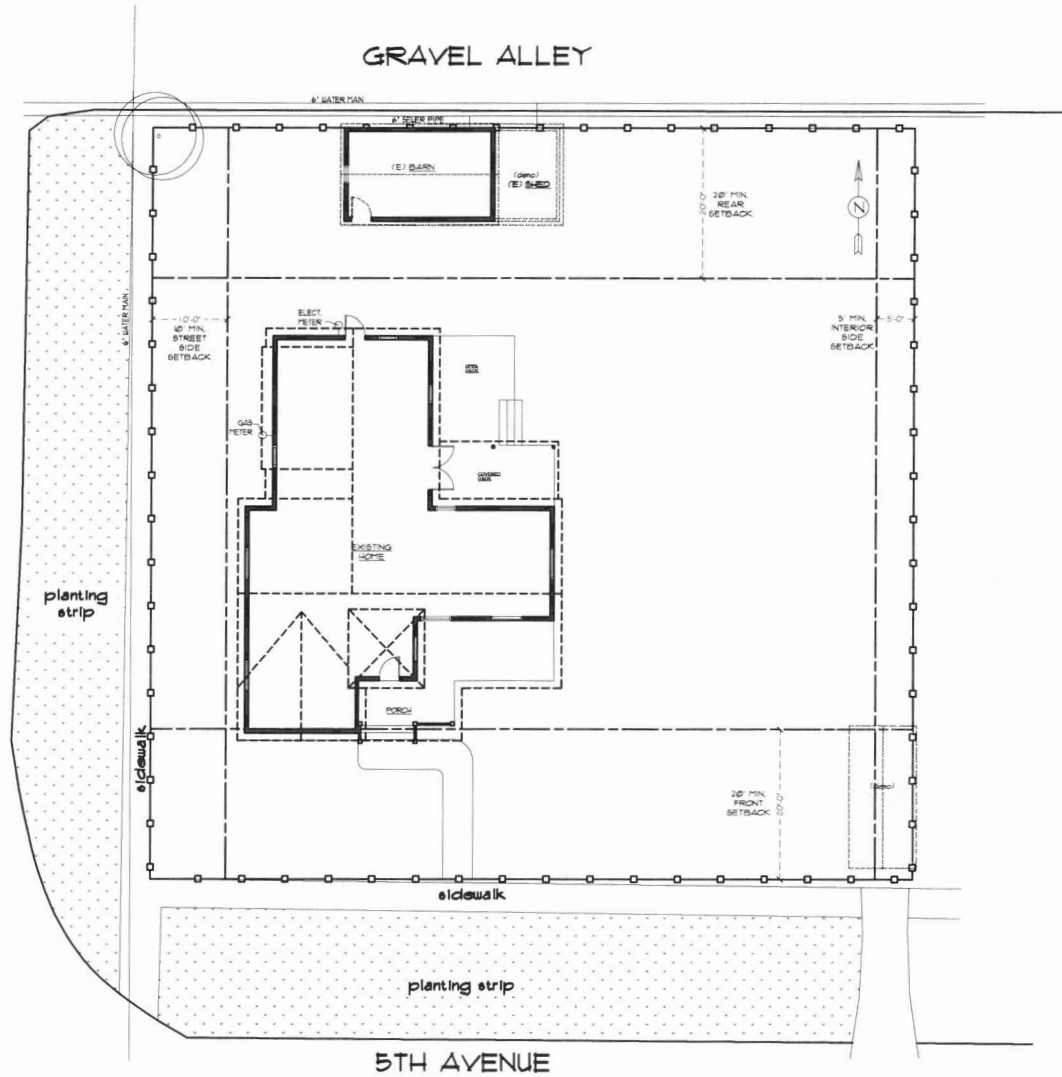
Outbuilding 2 is at least 100 years old. While the structure has lasted a long time, the years have taken a toll. The structure has a dirt floor and lacks a continuous foundation. Dryrot is evident all along the bottom of the wall. It is not airtight or watertight and will continue to decay until it falls down. The building is too small to be used to even a small car. It also represents a fire hazard to the garage on the property immediately to the east. If this caught on fire, the one next to it would surely go as well.

Recommendation: Demolish

Sincerely,


Gregg Creighton, architect. / Creighton Architecture

13TH STREET



GRAVEL ALLEY

5TH AVENUE



SITE PLAN: 1822 5th Ave. West Linn, OR

SCALE: 1/16" = 1'-0"

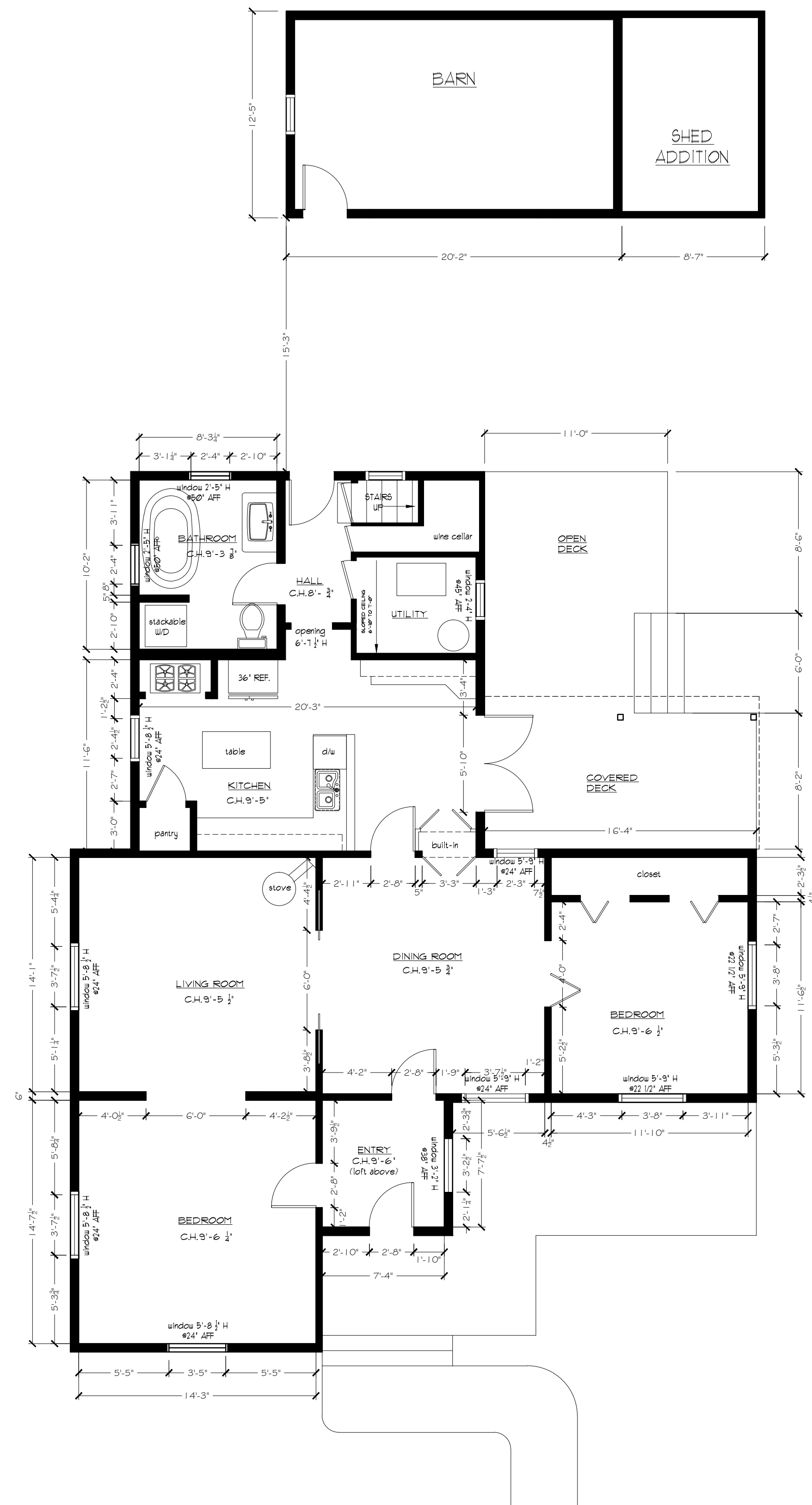
148 B AVENUE
LAKE OSWEGO,
OREGON 97034
503.224.4500 phone
503.636.4565 fax

Phil Chek
AND ASSOCIATES

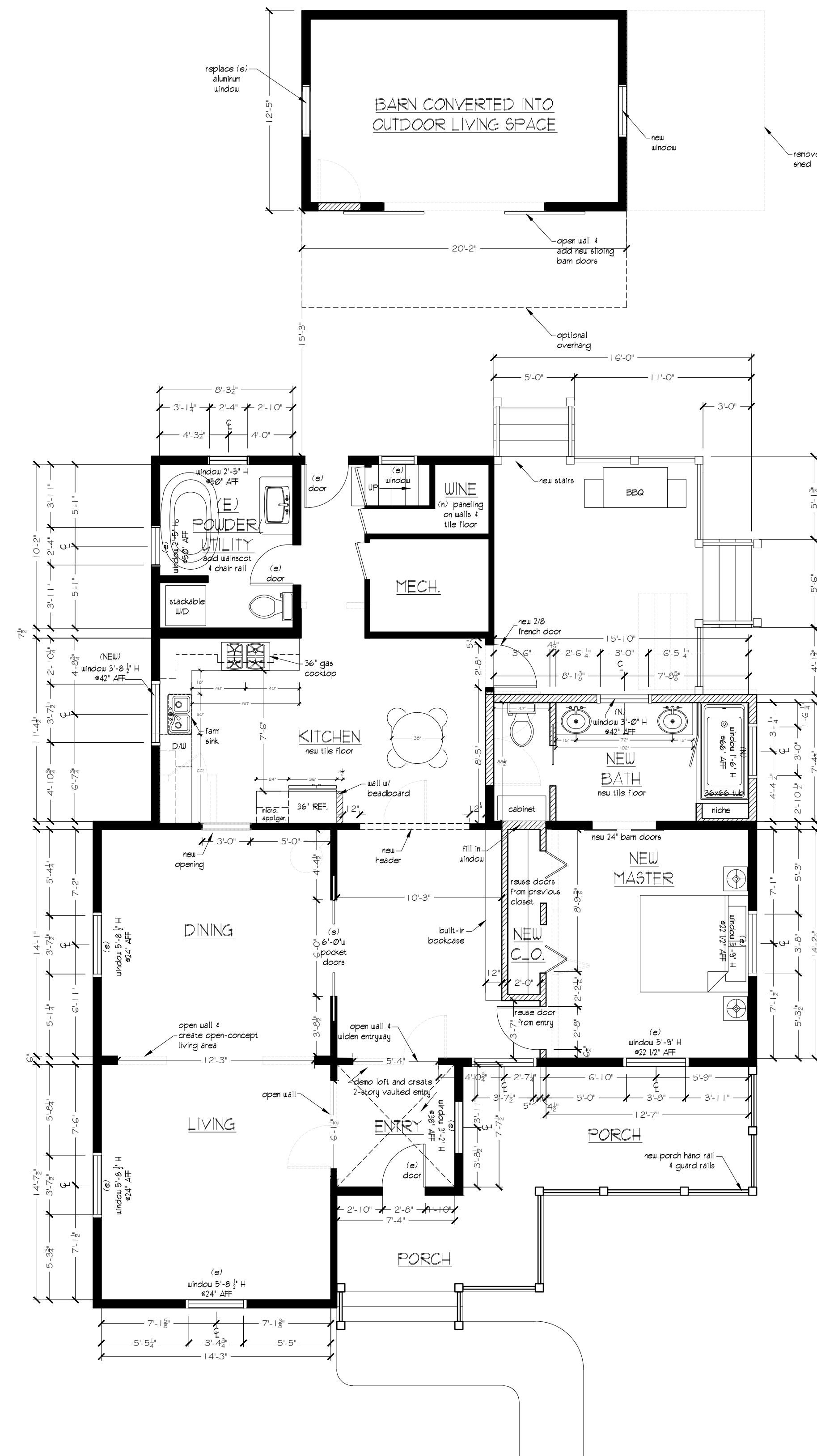
DATE:
08-08-2016
DRAWN BY:
HS-NS
JOB NAME:
Williamette
REVISIONS:
1
2
3
APPROVED BY:
PC

PROJECT:
WARREN RESIDENCE
1822 5th Ave
West Linn, OR 97068

S-1



1 MAIN FLOOR AS-BUILT
SCALE: 3/16" = 1'-0"



2 PROPOSED MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

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

Phil Chek
AND ASSOCIATES

DATE:
08/08/2016

DRAWN BY:
H9/N9

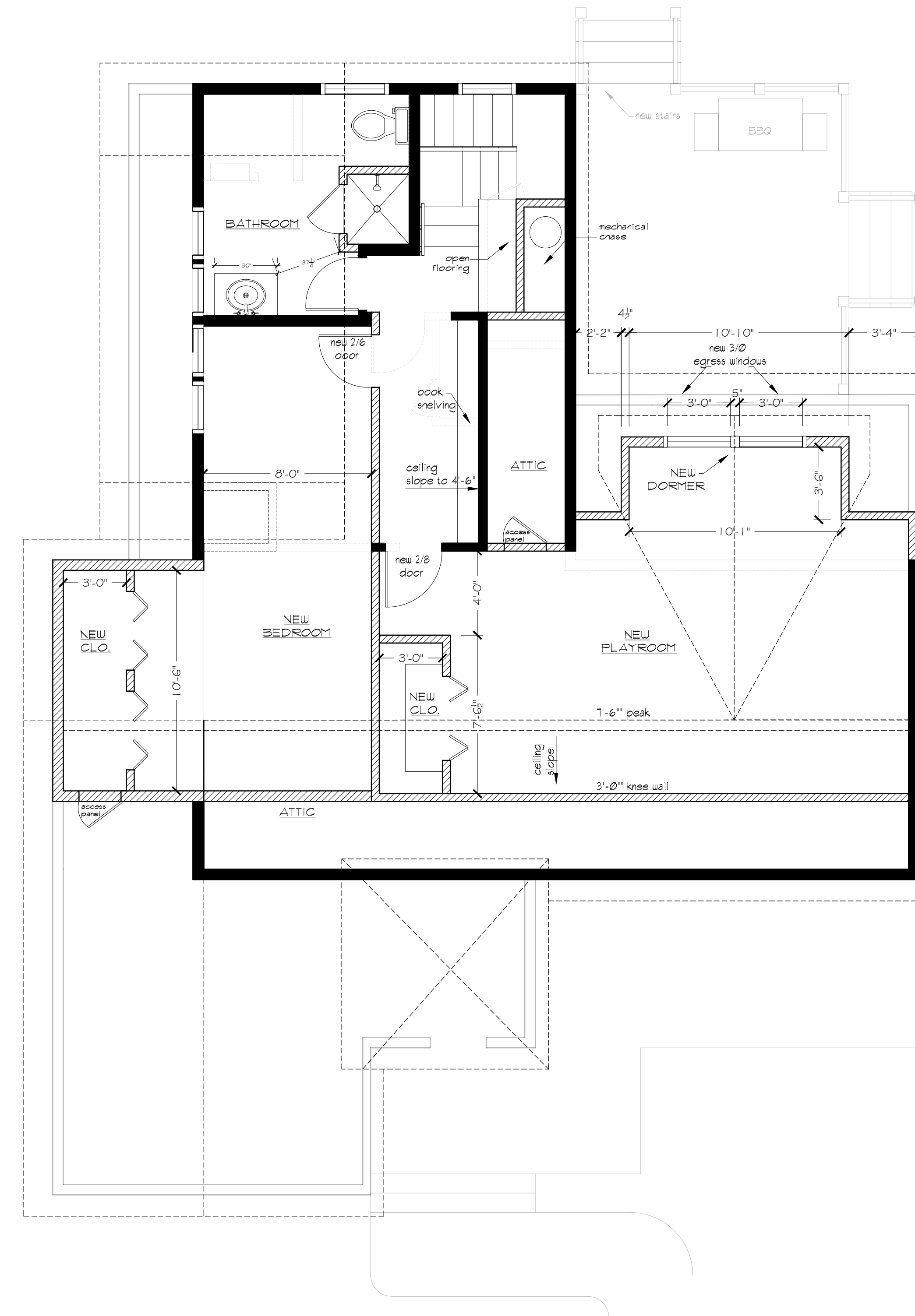
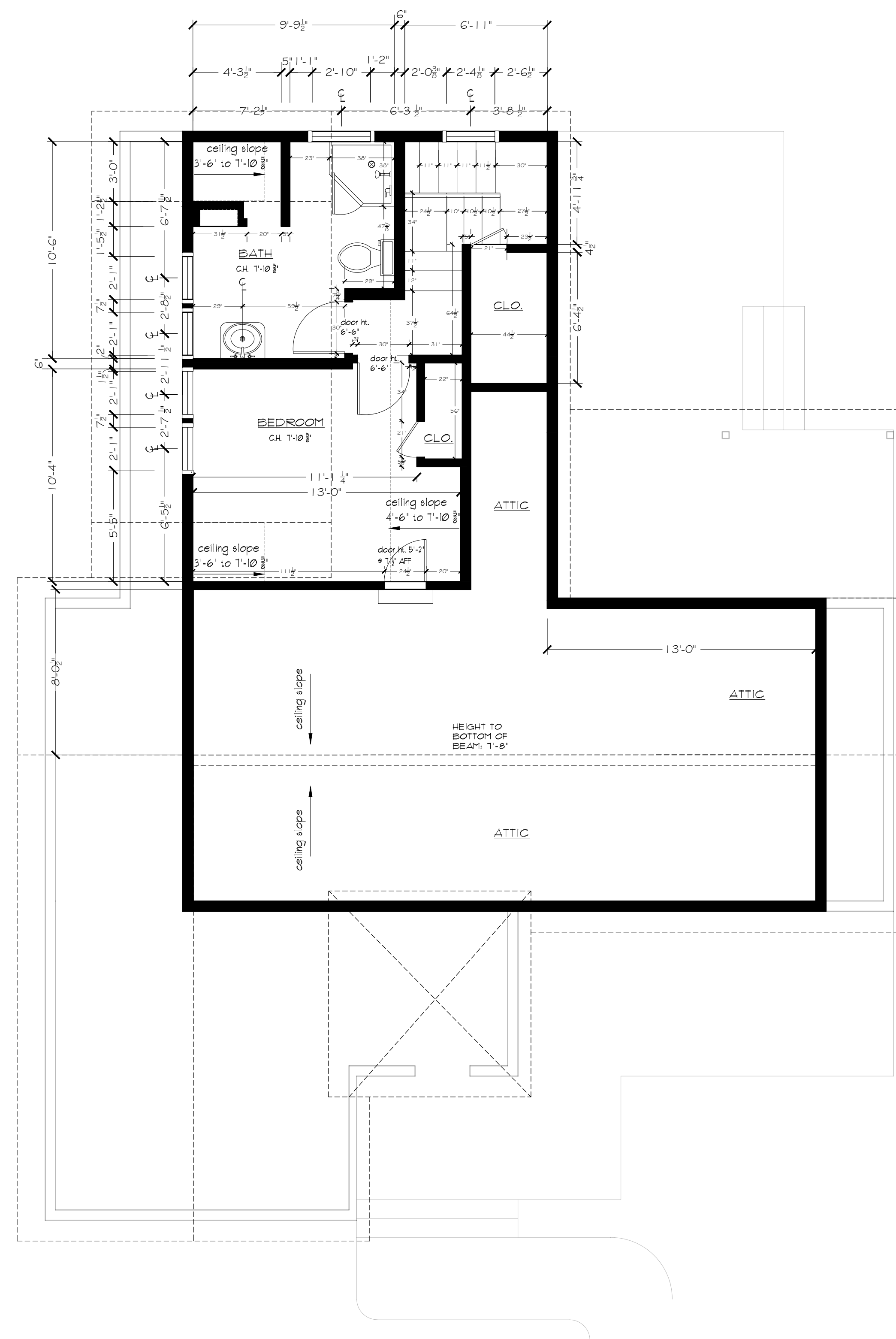
JOB NAME:
Williamette

REVISIONS:
1 10/21/2016
2
3

APPROVED BY:
PC

PROJECT:
WARREN RESIDENCE
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A-1



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Phil Chek
AND ASSOCIATES

DATE:
08/08/2016

DRAWN BY:
HS/NS

JOB NAME:
Willamette

REVISIONS:

1	10/31/2016
2	11/02/2016
3	

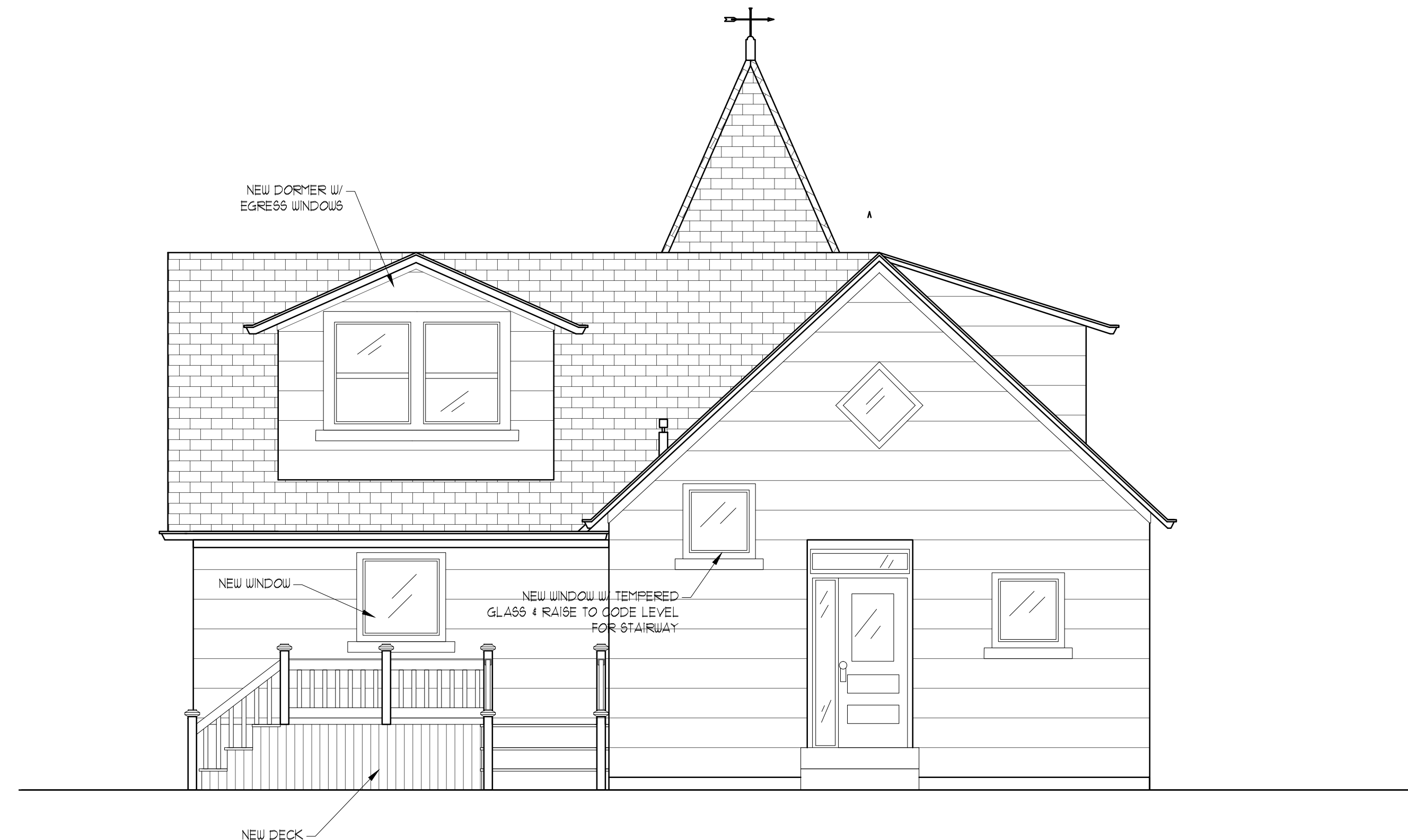
APPROVED BY:
PC

PROJECT: WARREN RESIDENCE
1822 5th Ave
West Linn, OR 97068

A-2



1 EXISTING EXTERIOR NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EXTERIOR NORTH ELEVATION
SCALE: 1/4" = 1'-0"

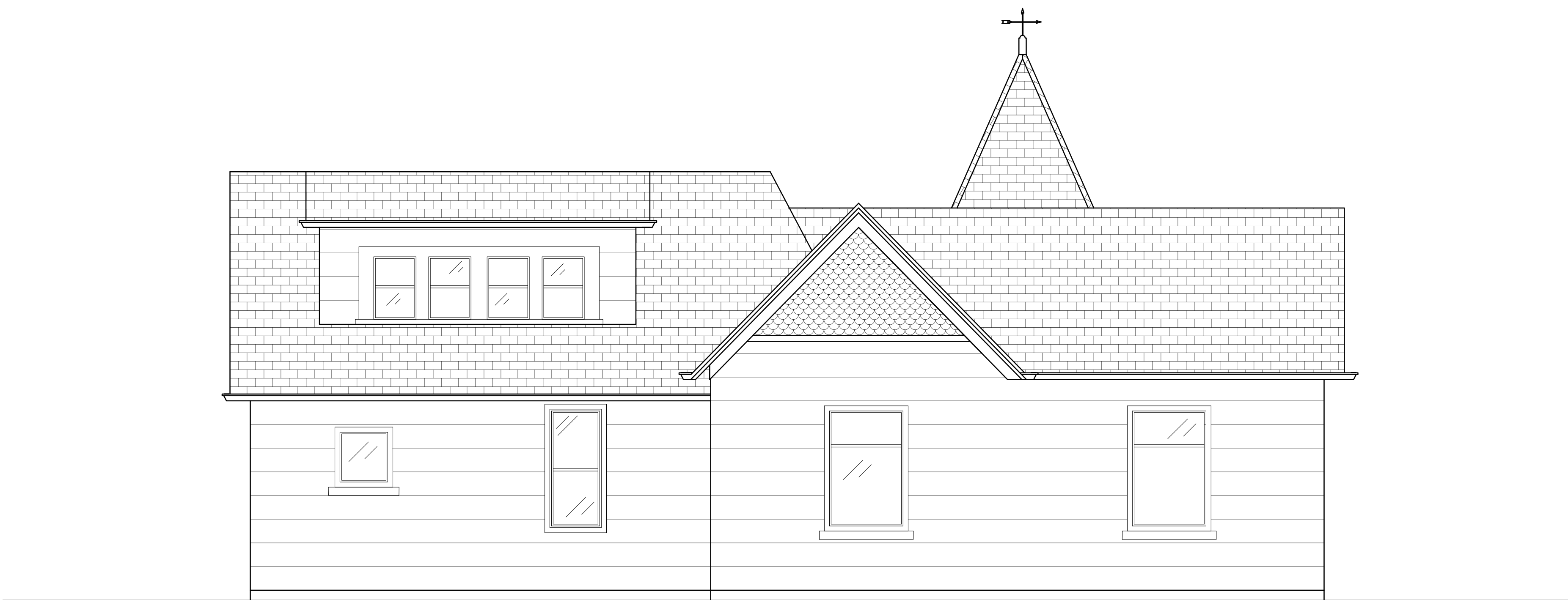
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Phil Chok
AND ASSOCIATES

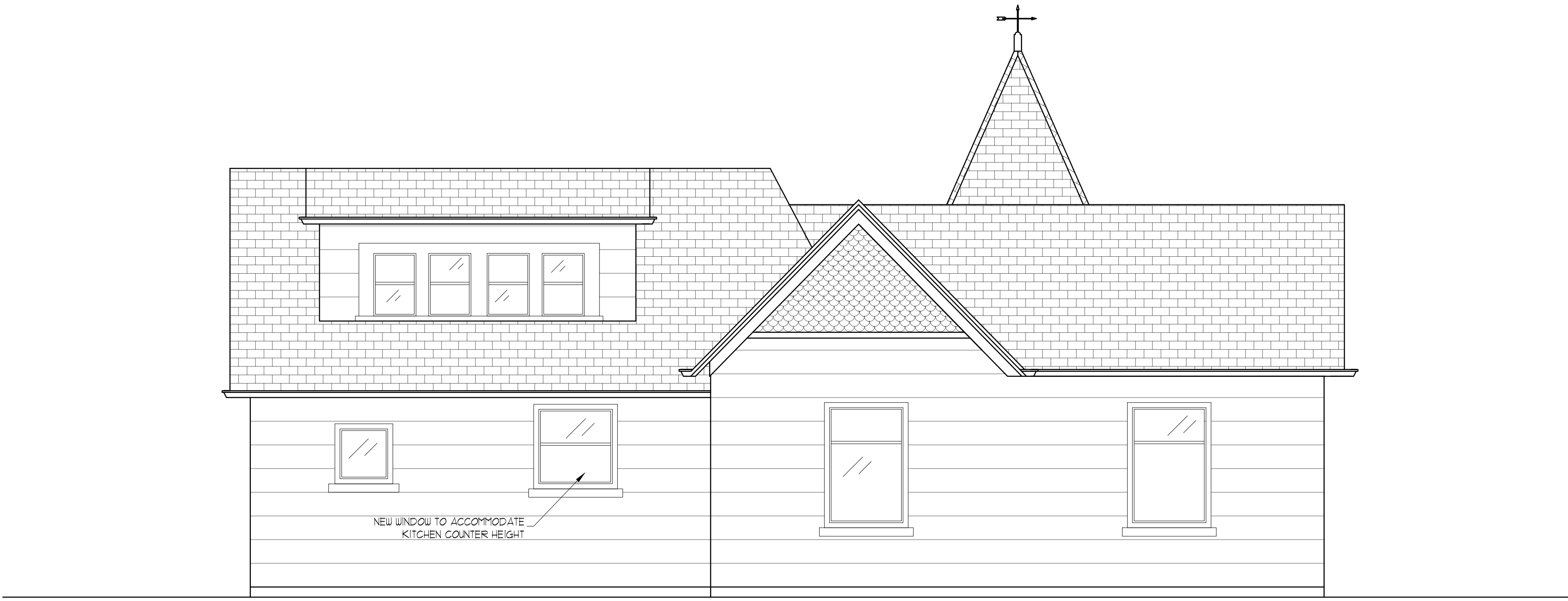
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08/08/2016
DRAWN BY:
H&NS
JOB NAME:
Willamette
REVISIONS:
1
2
3
APPROVED BY:
PC

PROJECT:
WARREN RESIDENCE
1822 5th Ave
West Linn, OR 97068

A-3



1 EXISTING WEST EXTERIOR WALL
SCALE: 1/4" = 1'-0"



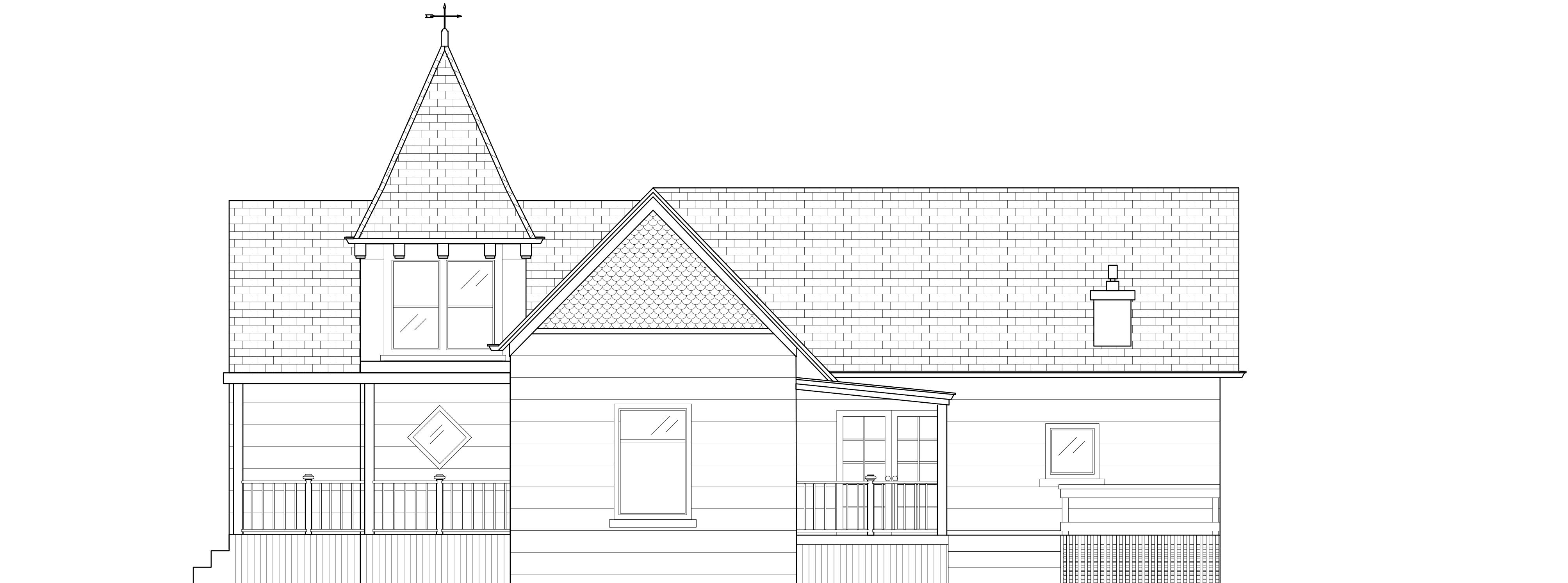
2 PROPOSED WEST EXTERIOR WALL
SCALE: 1/4" = 1'-0"

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

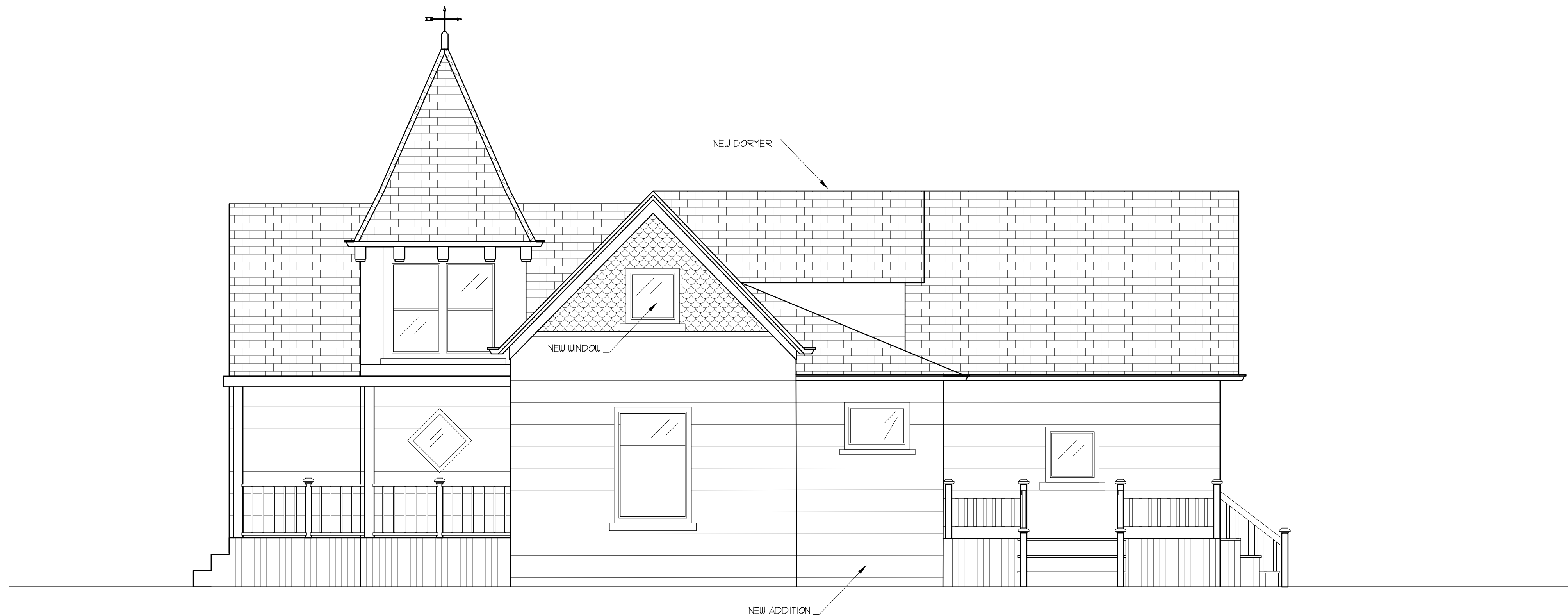
Phil Chok
AND ASSOCIATES

DATE:
02/02/2016
DRAWN BY:
HNS
JOB NAME:
Willamette
REVISIONS:
1
2
3
APPROVED BY:
PC

PROJECT:
WARREN RESIDENCE
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"

148 B AVENUE
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OREGON 97034
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Phil Chok
AND ASSOCIATES

DATE:
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PC

PROJECT:
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1822 5th Ave
West Linn, OR 97068

A-5

EAST ELEVATION



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



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



PROGRESS SHOT



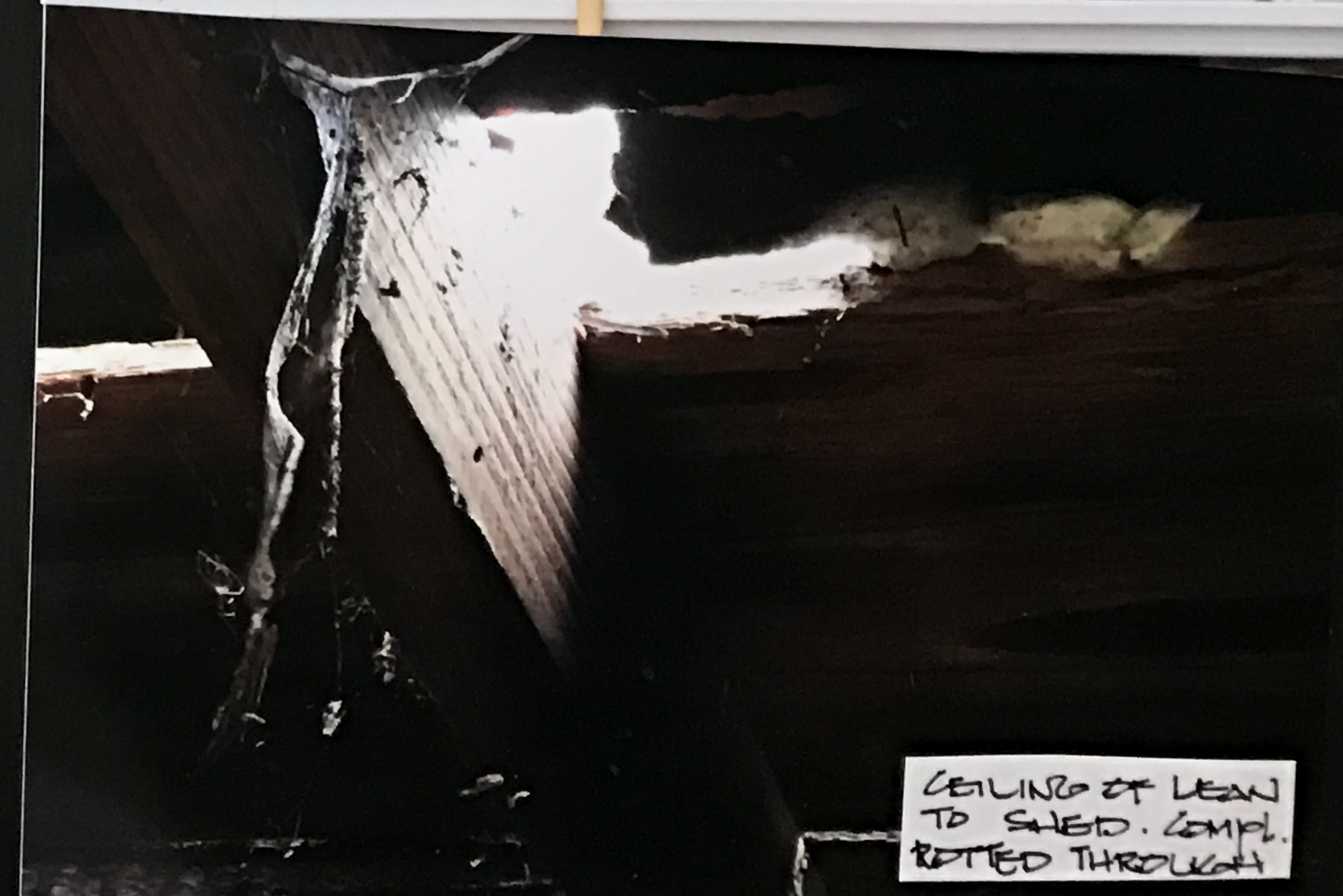
PROGRESS SHOT



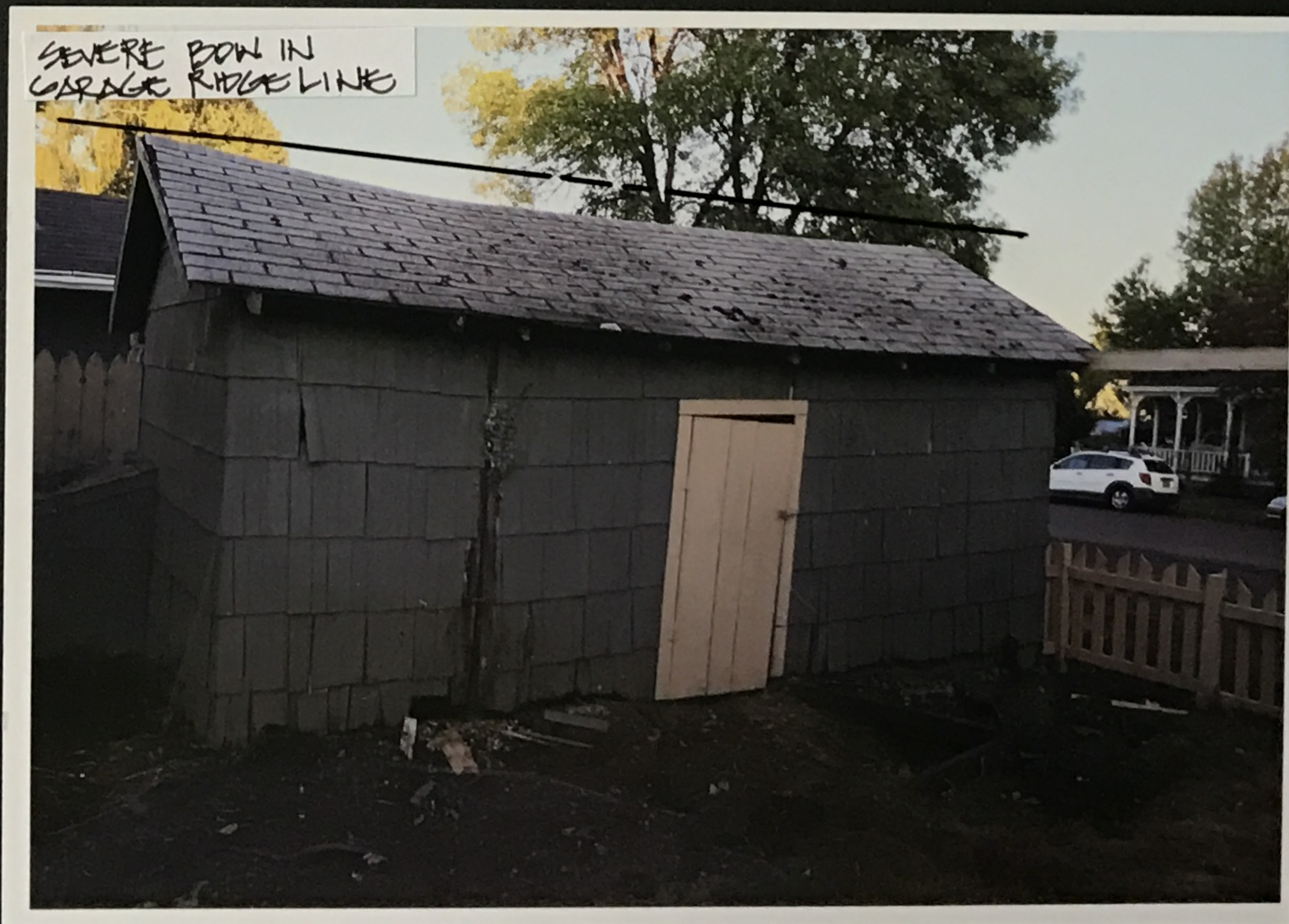
PROGRESS SHOT



BUILDING IS
LEANING TO
NORTH BADLY.
(TRYING TO STAY)

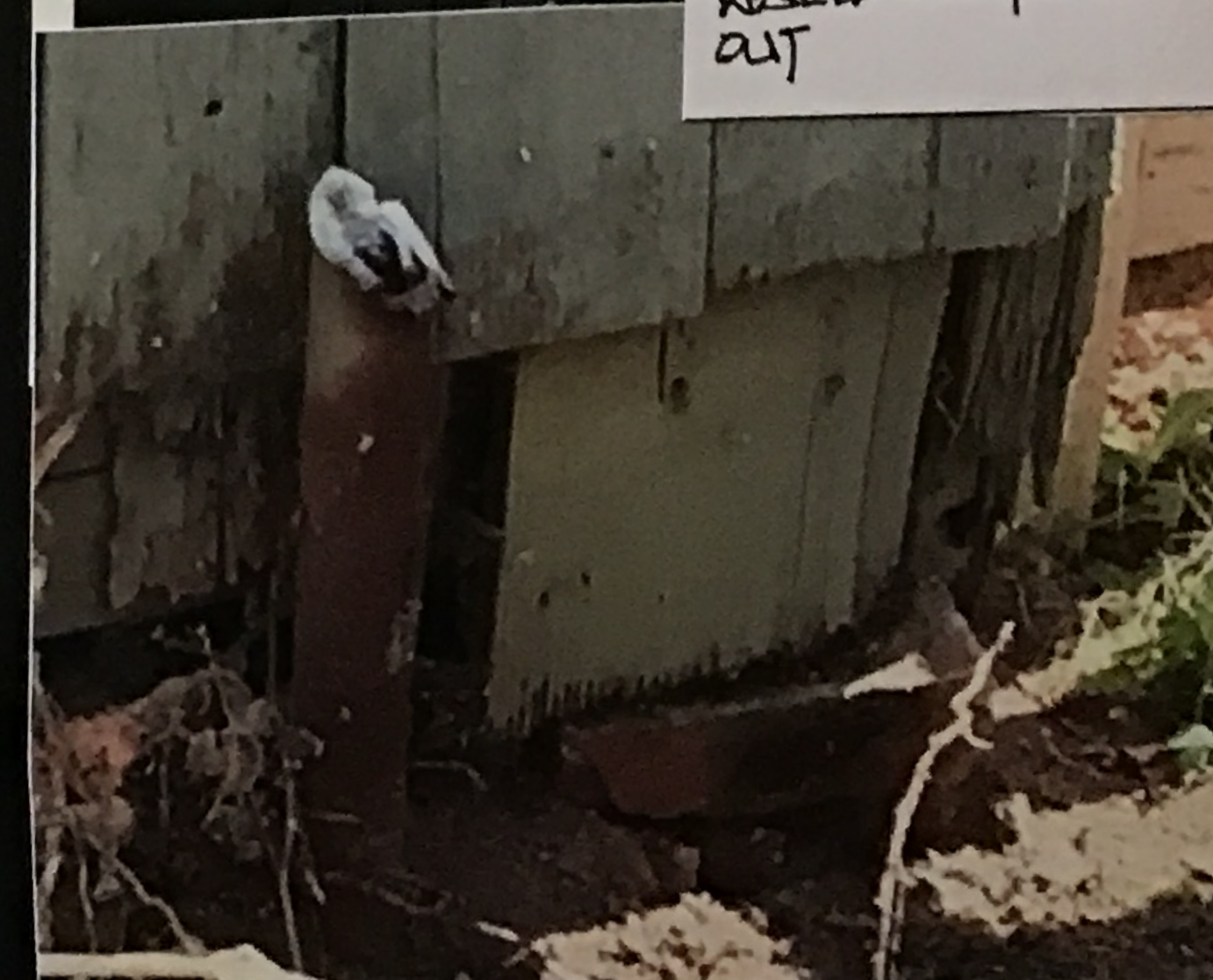
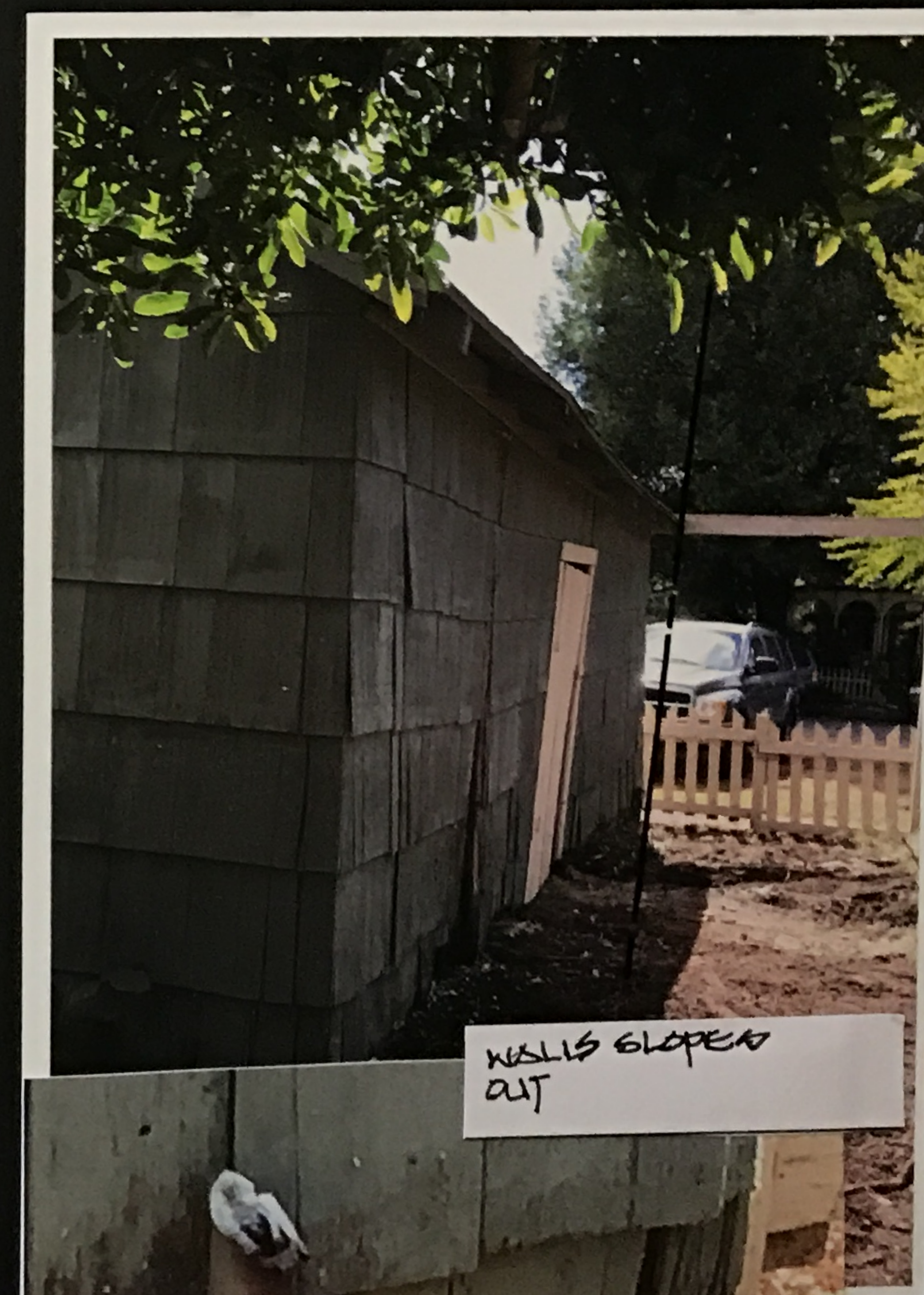


PHIL CHEK
AND ASSOCIATES
RESIDENTIAL DESIGN AND CONSTRUCTION
SINCE 1986



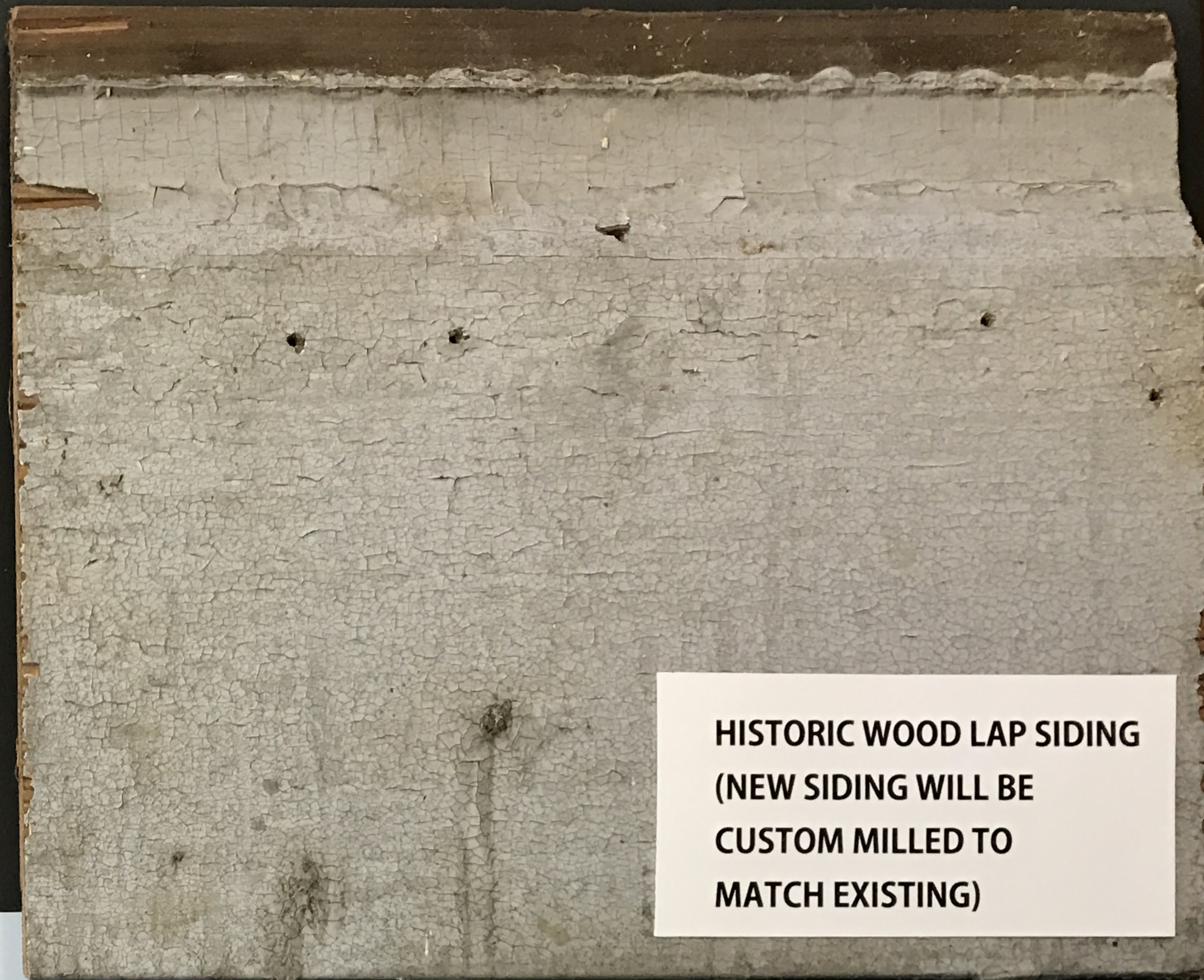
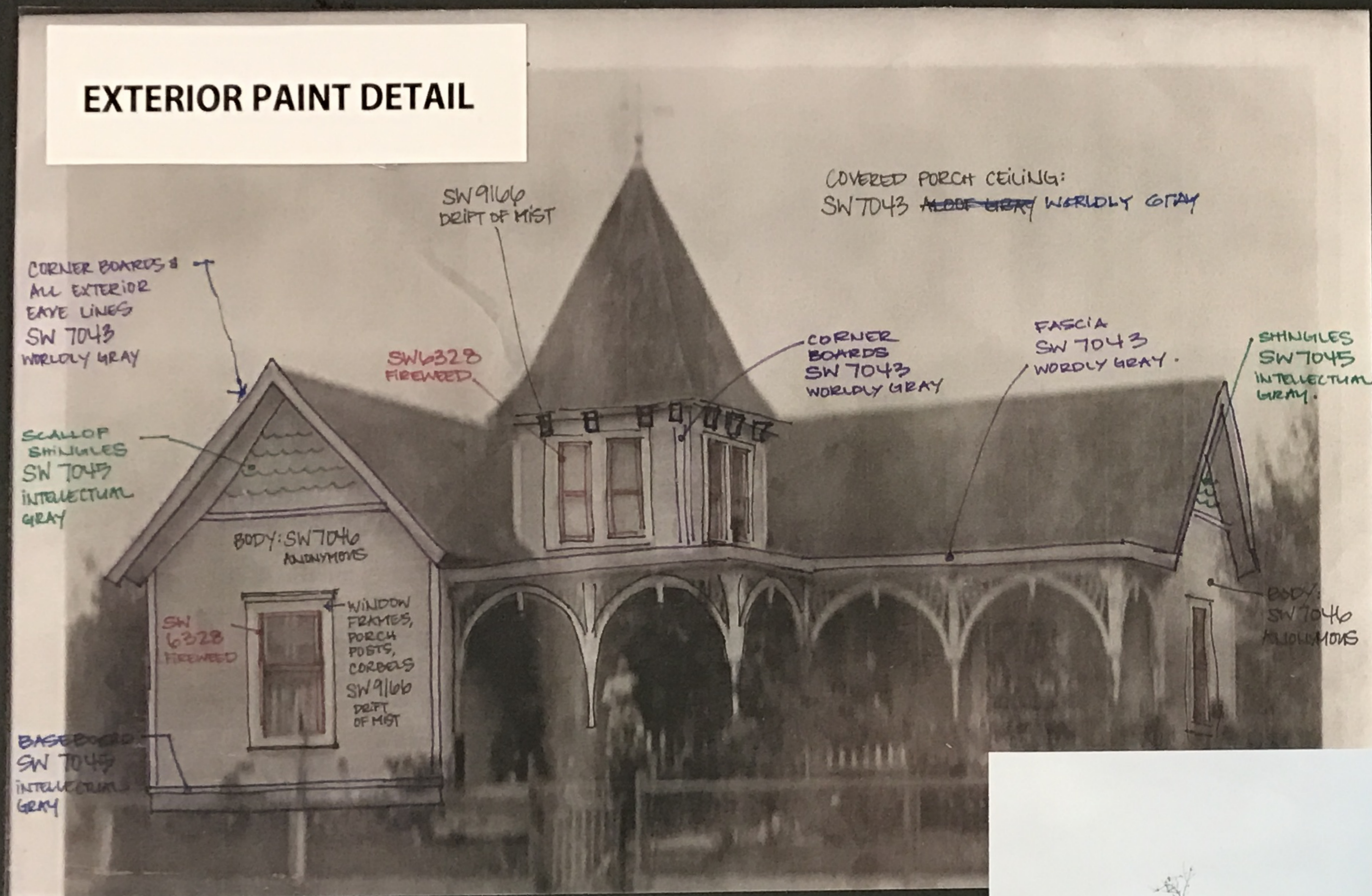
1822 5TH AVE.
EXIST'G GARAGE

PHIL CHEK
AND ASSOCIATES
RESIDENTIAL DESIGN AND CONSTRUCTION
SINCE 1986

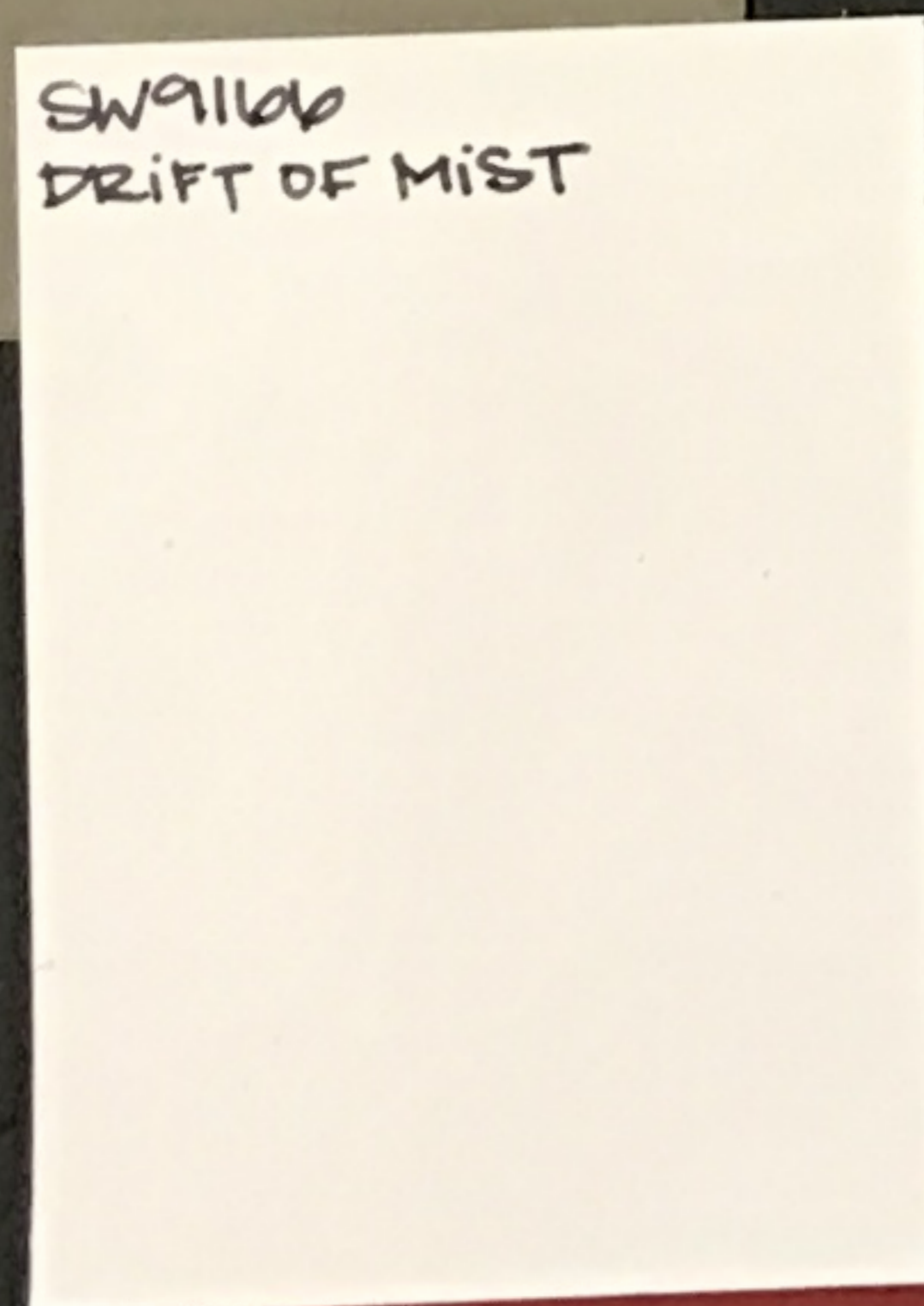
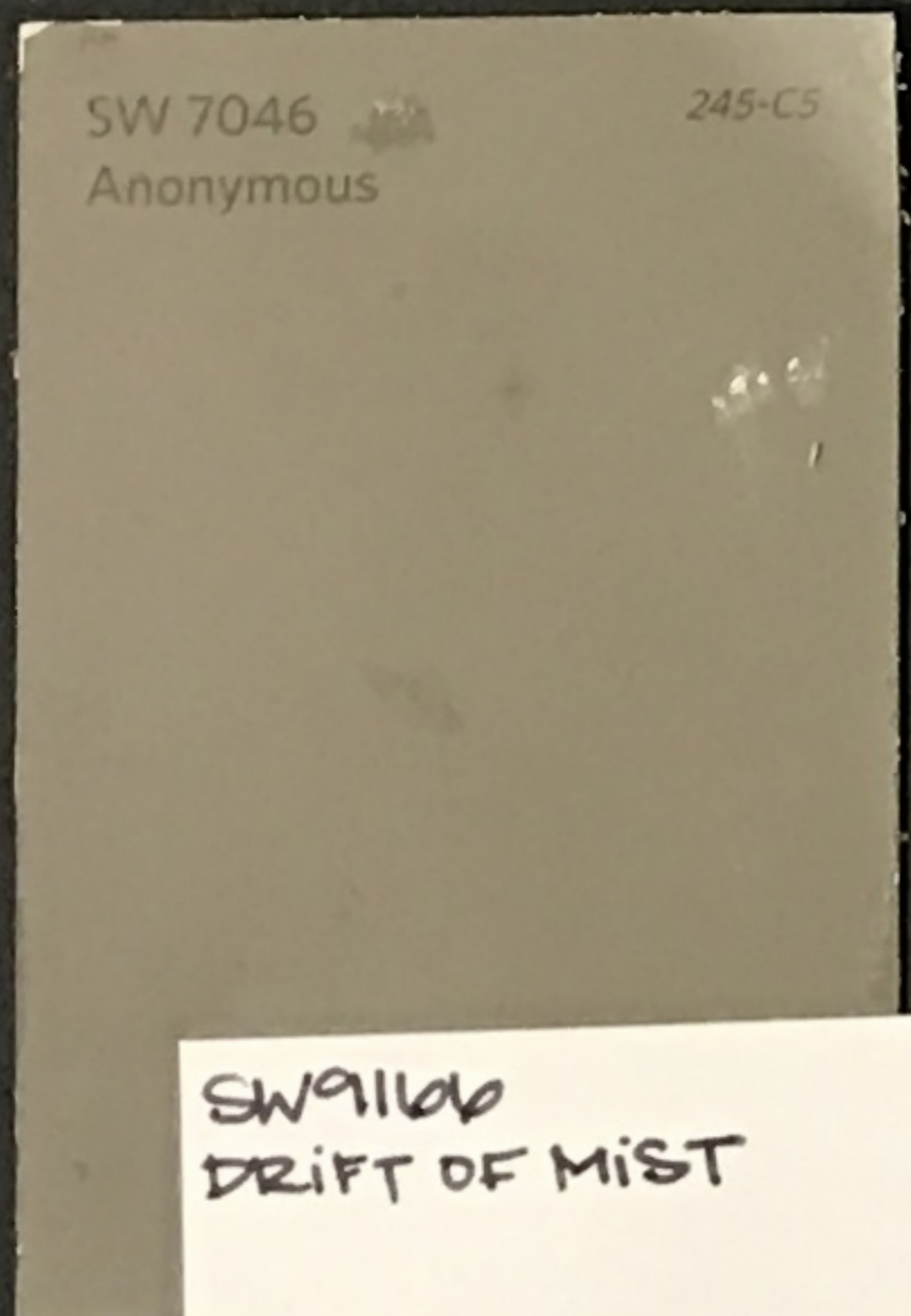


MATERIALS BOARD

EXTERIOR PAINT DETAIL



HISTORIC WOOD LAP SIDING
(NEW SIDING WILL BE
CUSTOM MILLED TO
MATCH EXISTING)

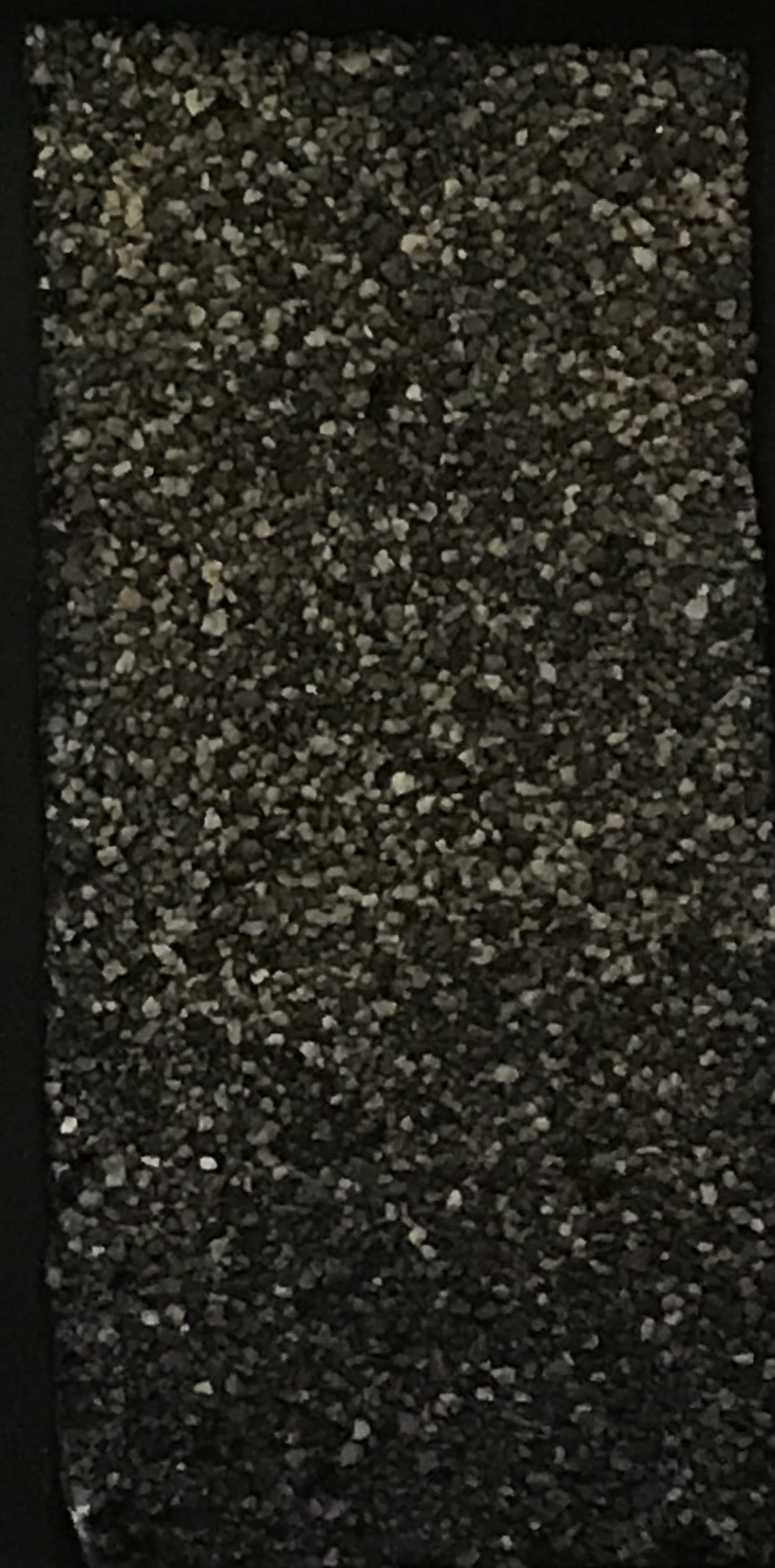


SW 6328 FIREWOOD



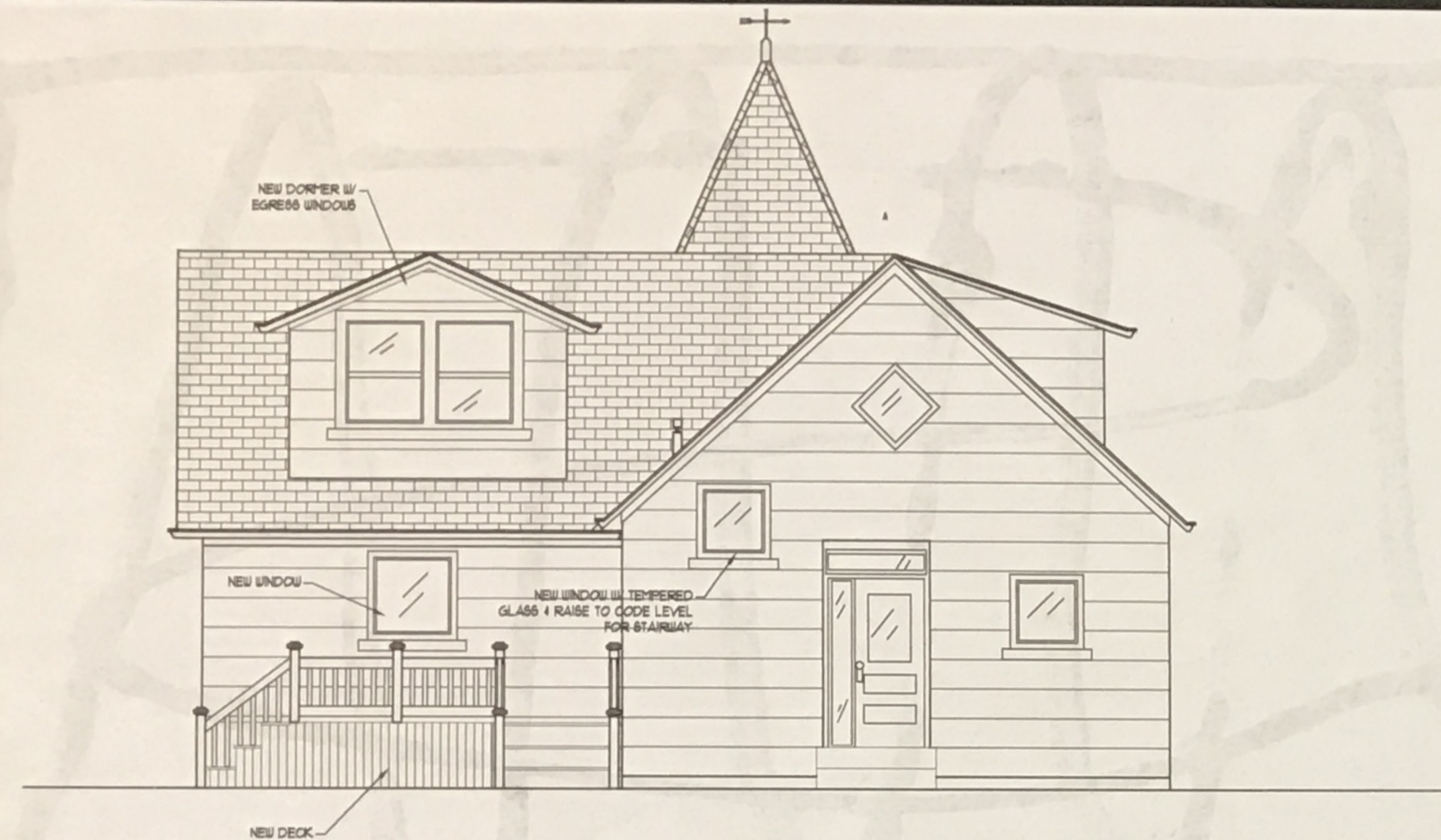
CURRENT CONDITION

NEW ROOF MATERIAL



EXISTING ROOF MATERIAL

NORTH ELEVATION



2 PROPOSED EXTERIOR NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EXTERIOR NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PURCHASE CONDITION



PURCHASE CONDITION



PURCHASE CONDITION

SOUTH ELEVATION



HISTORIC PHOTO



PURCHASE CONDITION



PROGRESS SHOT



RESTORED WEATHER VANE

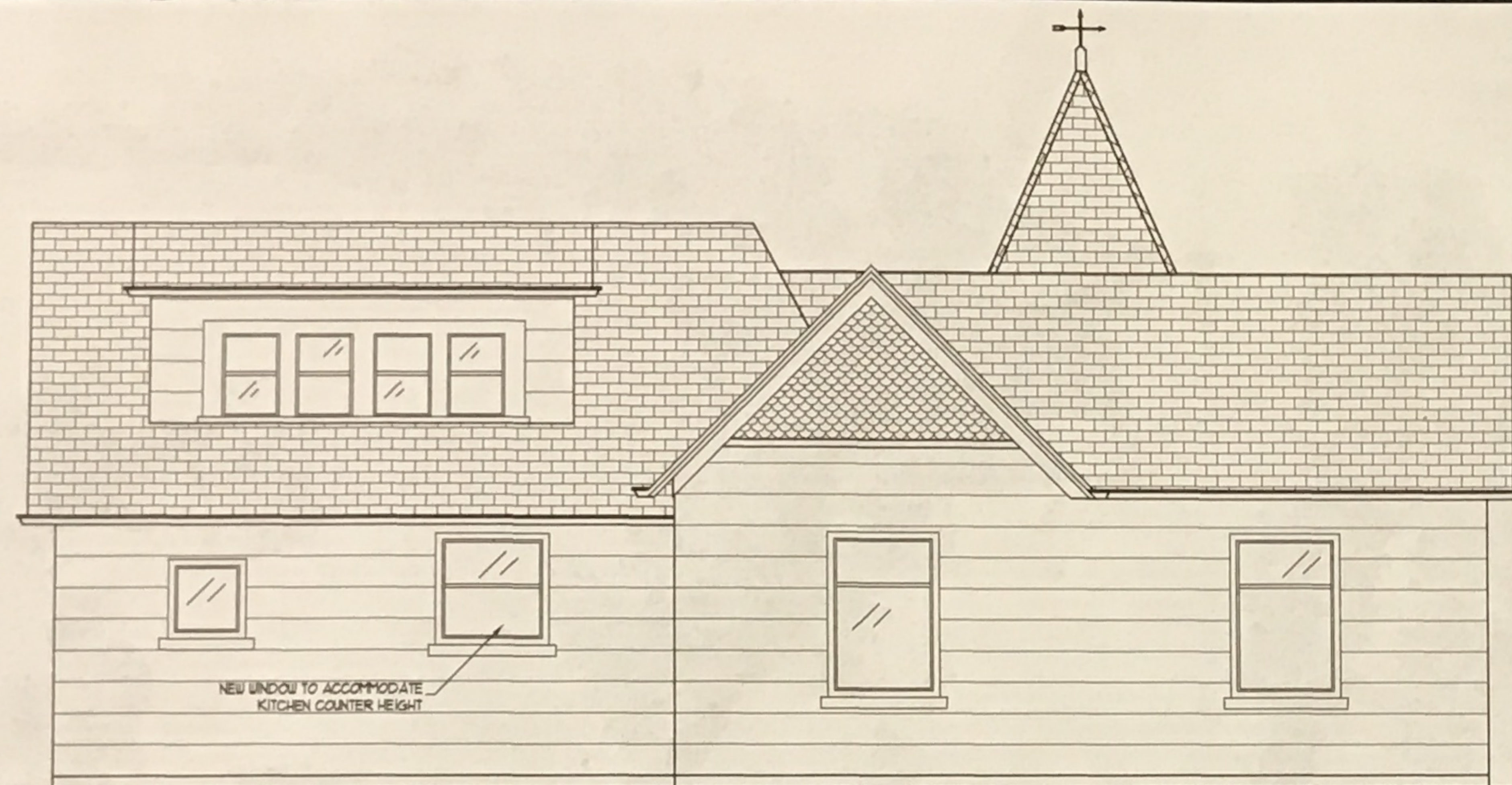


CURRENT CONDITION

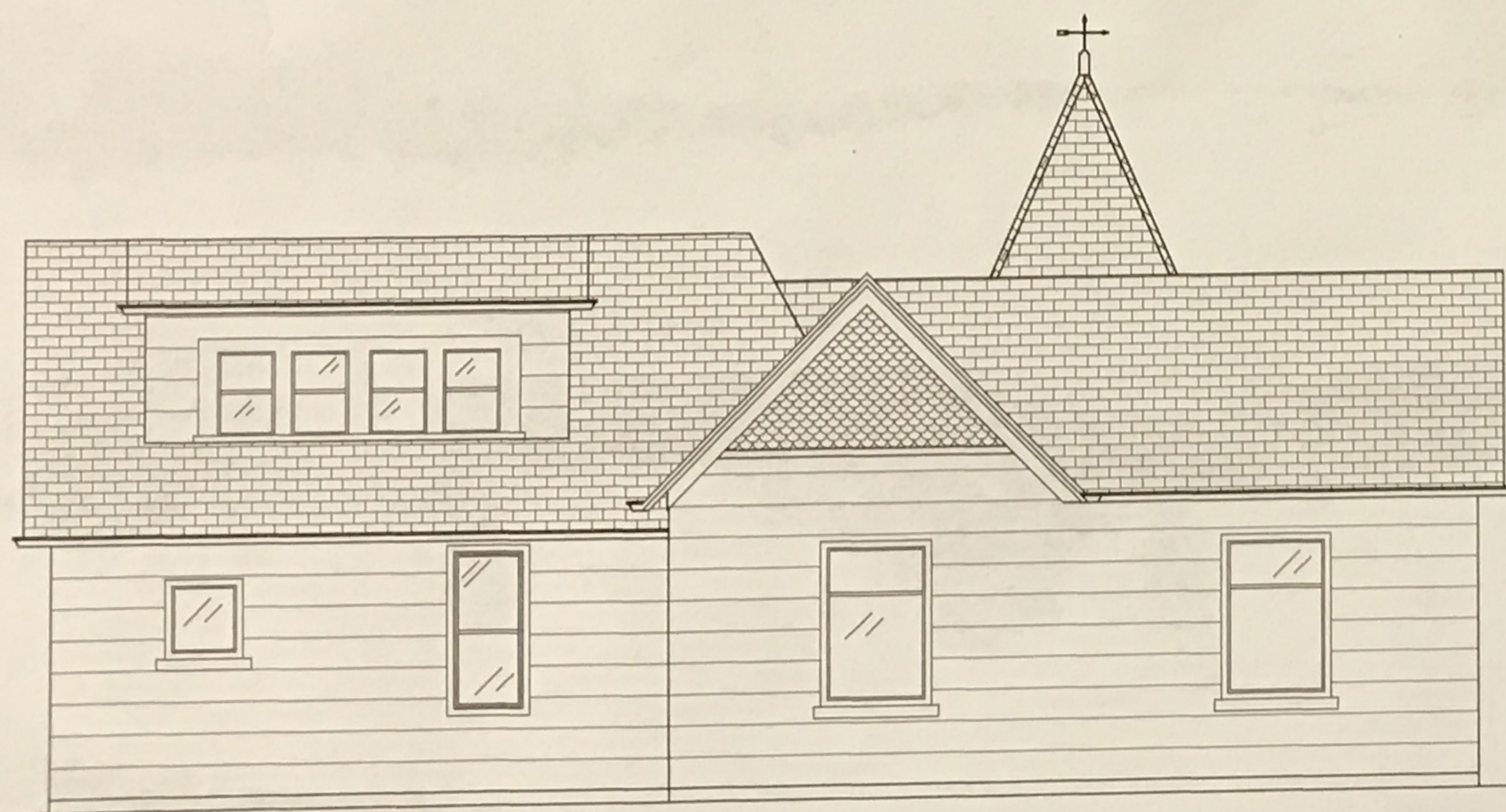


PROGRESS SHOT

WEST ELEVATION



2 PROPOSED WEST EXTERIOR WALL
SCALE: 1/4" = 1'-0"



1 EXISTING WEST EXTERIOR WALL
SCALE: 1/4" = 1'-0"



PURCHASE CONDITION



PROGRESS SHOT



CURRENT CONDITION