

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Jennifer Arnold</i>	PROJECT NO(S). <i>DR-17-09</i>	
NON-REFUNDABLE FEE(S) <i>100</i>	REFUNDABLE DEPOSIT(S) <i>-</i>	TOTAL <i>100</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal and Review (AP) *
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan (FP)
<input type="checkbox"/> Flood Management Area
<input type="checkbox"/> Hillside Protection & Erosion Control | <input checked="" type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment (LLA) */**
<input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Pre-Application Conference (PA) */**
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses *
<input type="checkbox"/> Time Extension *
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> Zone Change |
|--|---|---|

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.: <i>3-1E-02BA</i>
	Tax Lot(s): <i>6800</i>
	Total Land Area: <i>10,000 SQ FT</i>

Brief Description of Proposal: *850 SQ FT ADDITION TO EXISTING SFR, TO INCLUDE: NEW BEDROOM, NEW FAMILY ROOM & NEW UTILITY ROOM.*

Applicant Name: <i>PHIL CHEK & ASSOCIATES</i> <small>(please print)</small>	Phone: <i>503.224.4500</i>
Address: <i>148 B AVE, SUITE 100</i>	Email: <i>philephilchek.com</i>
City State Zip: <i>LAKE OSWEGO, OR 97034</i>	

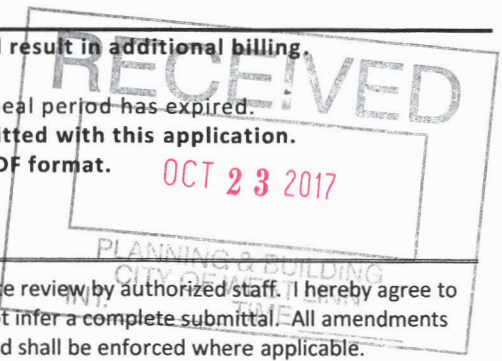
Owner Name (required): <i>PHIL CHEK & ASSOCIATES</i> <small>(owner's rep)</small>	Phone: <i>503.224.4500</i>
Address: <i>148 B AVE, SUITE 100</i>	Email: <i>philephilchek.com</i>
City State Zip: <i>LAKE OSWEGO, OR 97034</i>	

Consultant Name: <i>PHIL CHEK & ASSOCIATES</i> <small>(please print)</small>	Phone: <i>503.224.4500</i>
Address: <i>148 B AVE, SUITE 100</i>	Email: <i>philephilchek.com</i>
City State Zip: <i>LAKE OSWEGO, OR 97034</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>Phil Chek</i> Applicant's signature	<i>Oct 19, 2017</i> Date	<i>Phil Chek</i> Owner's signature (required) <small>(OWNER'S REP.)</small>	<i>Oct 19, 2017</i> Date
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October 16, 2017
Project No. PA-17-41
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. All Stylistic features of existing home shall be preserved, as no changes are being proposed to the existing structure. The front porch and original lap siding were restored as part of the previous historic design review.
 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.
There will be no removal or alteration of historic materials and features as a part of the proposed new addition.
 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 will remain recognizable in the proposed new addition. We will use the same (5) historic colors for the exterior façade that were selected and approved as part of the previous historic design review and are very similar to the original color of the home.
 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 its 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 addition will be consistent with the original building, is smaller in scale, and is attached to the East 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.
New roofing will match the existing asphalt shingles. Since the existing roof was recently replaced, we will be able order the identical product to match.
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 were restored to the original lap siding as a part of the previous historic design review. There are no proposed changes to existing exterior walls and siding proposed as a part of the new addition.
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 was revealed and restored as a part of the previous historic design review. 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.
All proposed new gutters and downspouts will 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.
All proposed new windows will match the appearance of existing/original windows as closely as possible. New windows 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.
This criterion is not applicable as there are no storm windows on the existing home nor any proposed for the new addition.
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.
This criterion is not applicable as there are no existing windows requiring replacement.
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.
New doors will be of a material consistent with the original historic appearance of the home, and will be painted or stained to match the existing historic color scheme of the home.
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:
This criterion is not applicable as there are no changes proposed to the existing front porch.
 - a. Maintain the shape, width, and spacing of the original columns; and
 - b. Maintain the height, detail, and spacing of the original balustrade.
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.
This criterion is not applicable as 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:
This criterion is not applicable as construction of a new foundation for the addition will match the current elevation.
 - 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
 - b. That it is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27CDC).

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. All new lighting shall be shielded to prevent glare and will be compatible with the architectural character of the home. There will be no blinking, flashing, or moving lighting.

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 is currently one accessory structure on the property: an existing barn that has recently undergone structural reinforcement and updates as well as a complete restoration of historic elements and features.

- a. Location.

- 1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC 25.070(C)(1) through (4);
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 detached barn meets all setback requirements of the R-5 zone.
- 3) Detached accessory structures shall be in the rear yard; and
The existing detached barn is in the rear yard of the property.
- 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.
This criterion is not applicable as there are no two-story accessory structures on this property.

- c. 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 (accessory structure) 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:

This criterion is not applicable as there are no detached, unheated structures being converted to allowable accessory uses.

- a. The structure is located behind the house's front building line;
- b. A structure in the front yard cannot be converted to a heated accessory structure;
- 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
- 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)

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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 proposed new addition is at the interior (east) side of the property and will maintain privacy of the residents of adjacent properties through strategic window placement and a proposed new landscape buffer for additional privacy.
 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.
This criterion does not apply as the building is in period.
 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.
This criterion does not apply as the building is in period and compatible.
- B. Standards for new construction. The standards in this section apply only to new construction in a historic district beyond alterations and additions, including new accessory structures. These standards shall apply in addition to any other applicable standards (see the Standards Applicability Matrix in CDC 25.020).
This criterion does not apply as the proposed construction is an addition to an existing home, not new construction.
- 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.

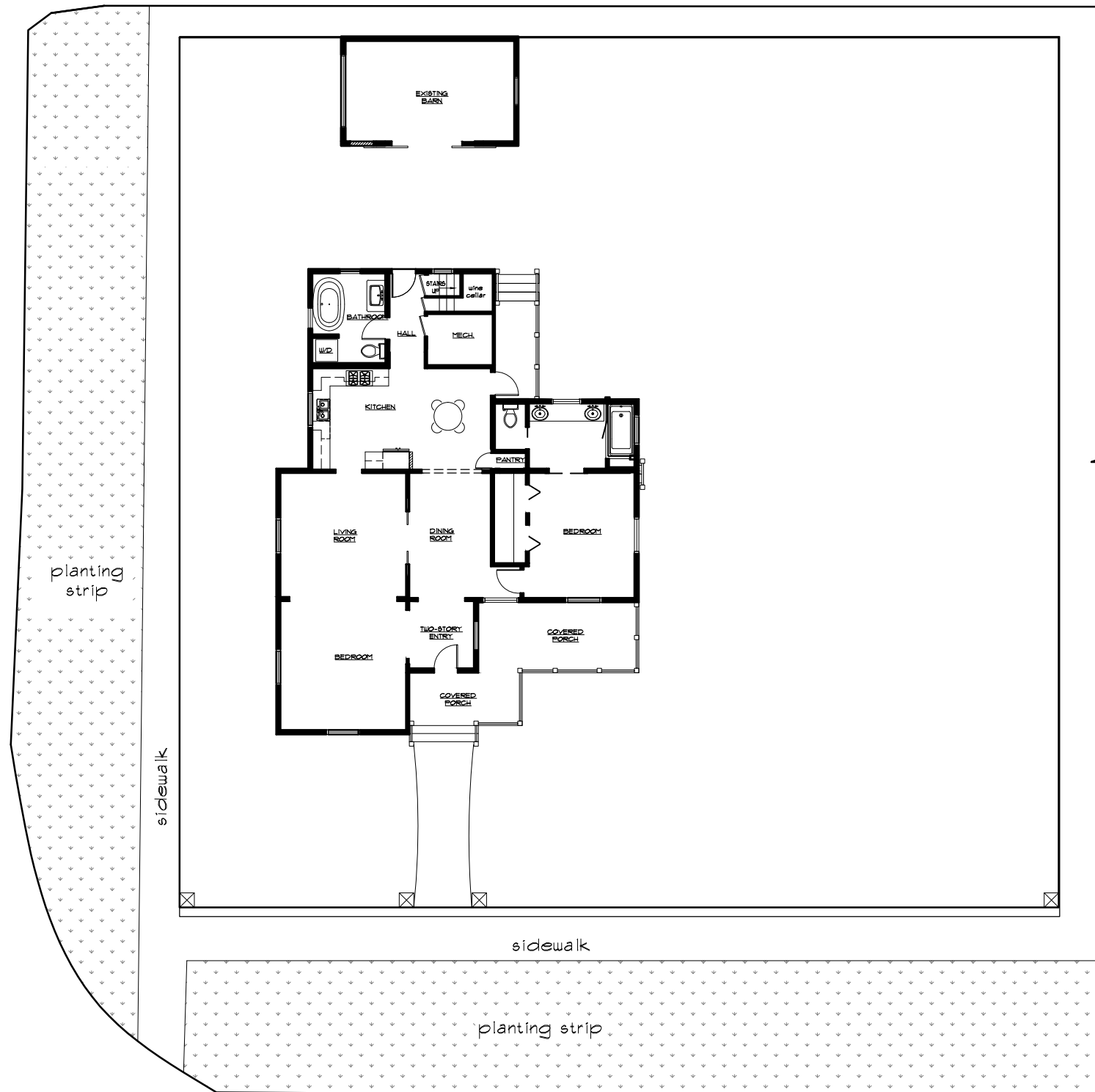
- b. Unenclosed porches with no living space above may encroach into the front yard setback six feet from the dominant vertical face of the building.
The existing unenclosed front porch (with no living space above) does not encroach on the front yard setback. The roof overhang on the porch does encroach 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'-0".
 - 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 one story barn accessory structure is more than 3' 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 for the addition will be maintained at 20'.
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.
This criterion does not apply as the home is existing.
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.
This criterion does not apply as the lot is existing.
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.
This criterion does not apply as there are no two-story accessory structures on the property.
 - 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 more than 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.
This criterion does not apply as there is no garage on the property.
 - b. Parking areas.
 - 1) No residential lot shall be converted solely to parking use.
This criterion does not apply as this lot is not being converted for parking use.
 - 2) No rear yard area shall be converted solely to parking use.
This criterion does not apply as no yard area is being converted for parking use.
 - 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)
This criterion does not apply as there are no parking areas on the lot.

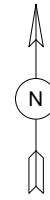
1822 5th Avenue West Linn, Oregon



13TH STREET



GRAVEL ALLEY



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

148 B AVENUE
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Phil Chek
AND ASSOCIATES

DATE:
10/03/2011

DRAWN BY:
CLNS

JOB NAME:
Willamette

REVISIONS:
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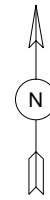
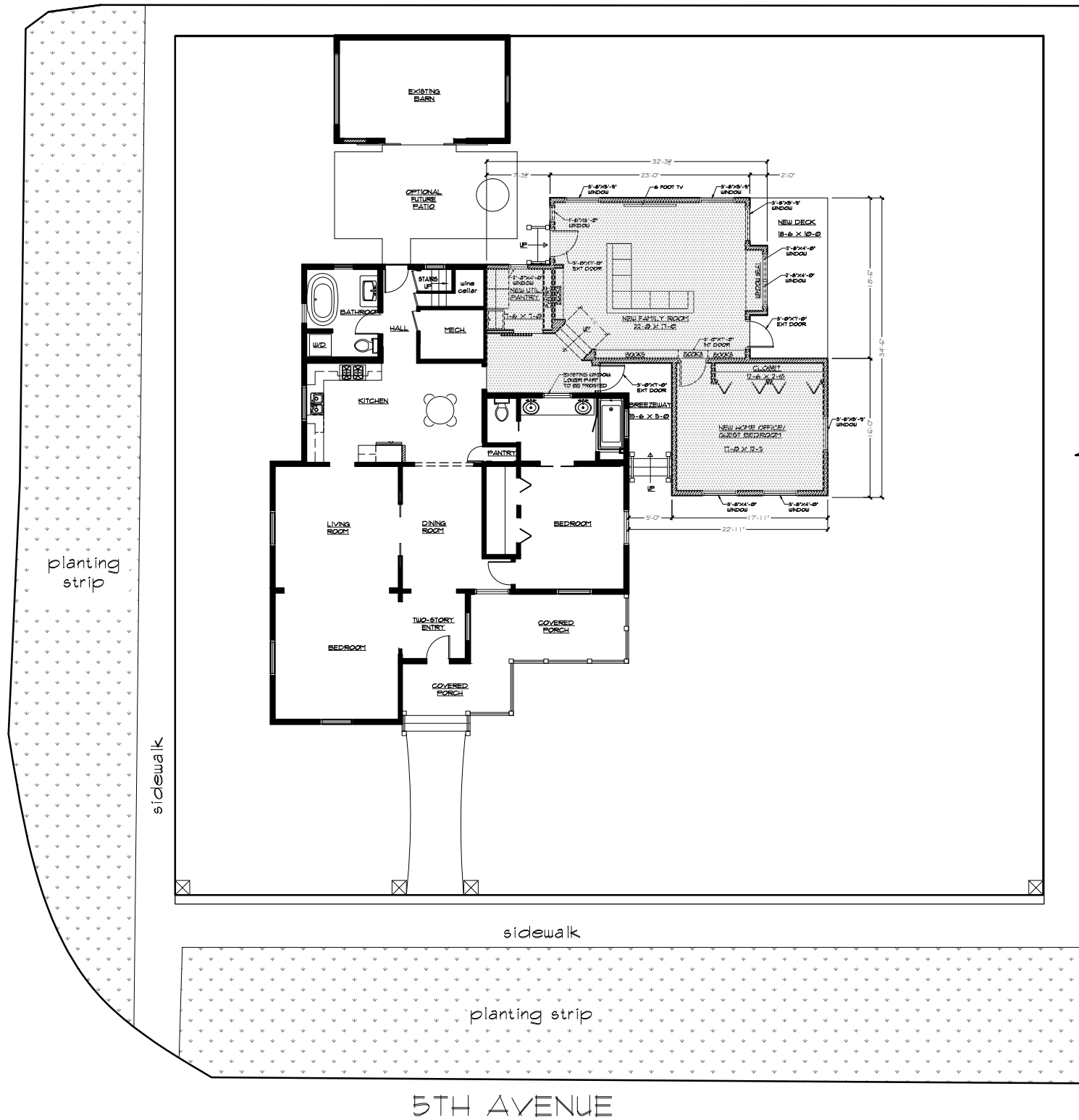
APPROVED BY:
PC

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

S-1

13TH STREET

GRAVEL ALLEY



 AREA OF PROPOSED ADDITION

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

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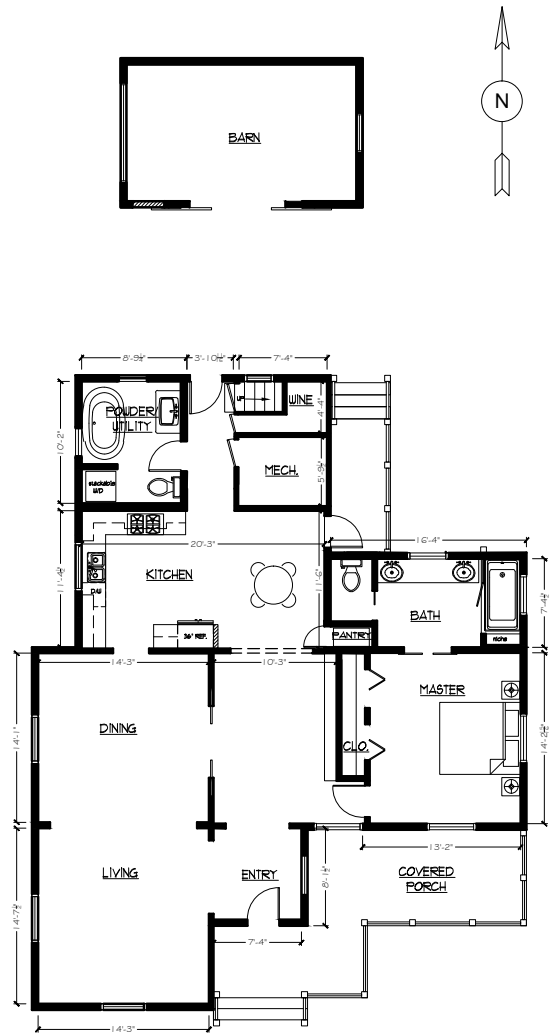
Phil Chek
AND ASSOCIATES

DATE:
10/03/2017
DRAWN BY:
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JOB NAME:
Willamette
REVISIONS:
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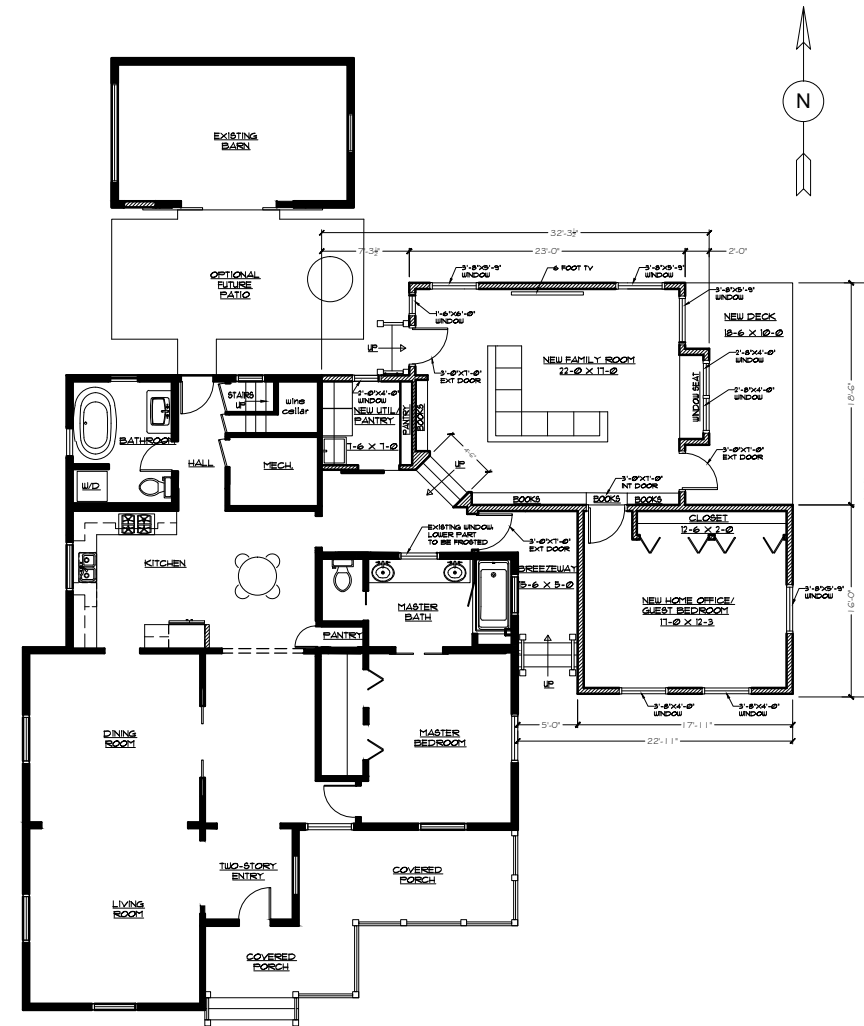
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PROJECT:
WILLAMETTE HOUSE
1822 5th Ave
West Linn, OR 97068

S-2

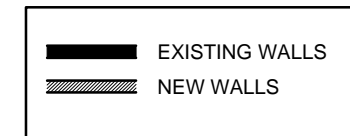


1 FLOOR PLAN - EXISTING
SCALE: 1/16" = 1'-0"



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

KEY



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Phil Chok
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DATE:
10/03/2011

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JOB NAME:
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APPROVED BY:
PC

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

A-1



1 EXISTING EXTERIOR NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED EXTERIOR NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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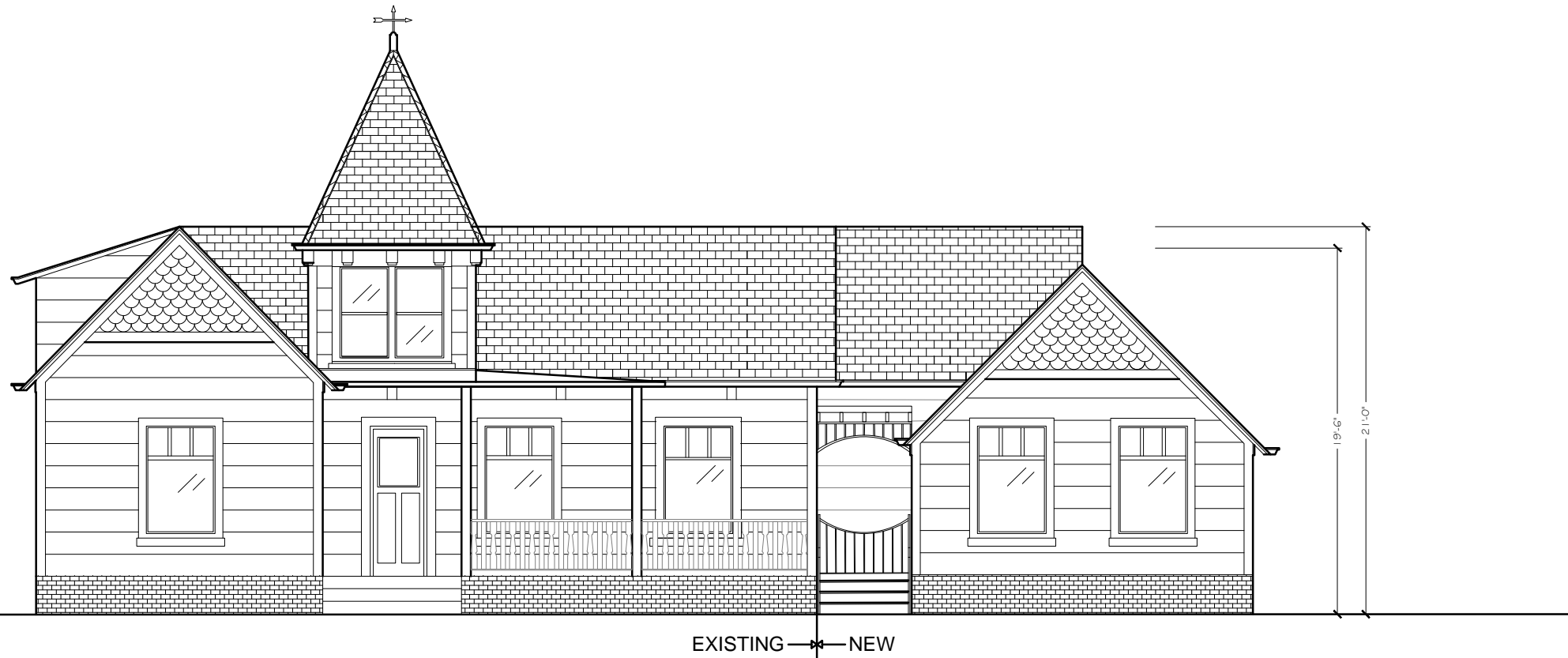
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Willamette
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APPROVED BY:
PC

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

A-2



1 EXISTING EXTERIOR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED EXTERIOR SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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Phil Cherk
AND ASSOCIATES

DATE:
08/08/2016

DRAWN BY:
HS/NS

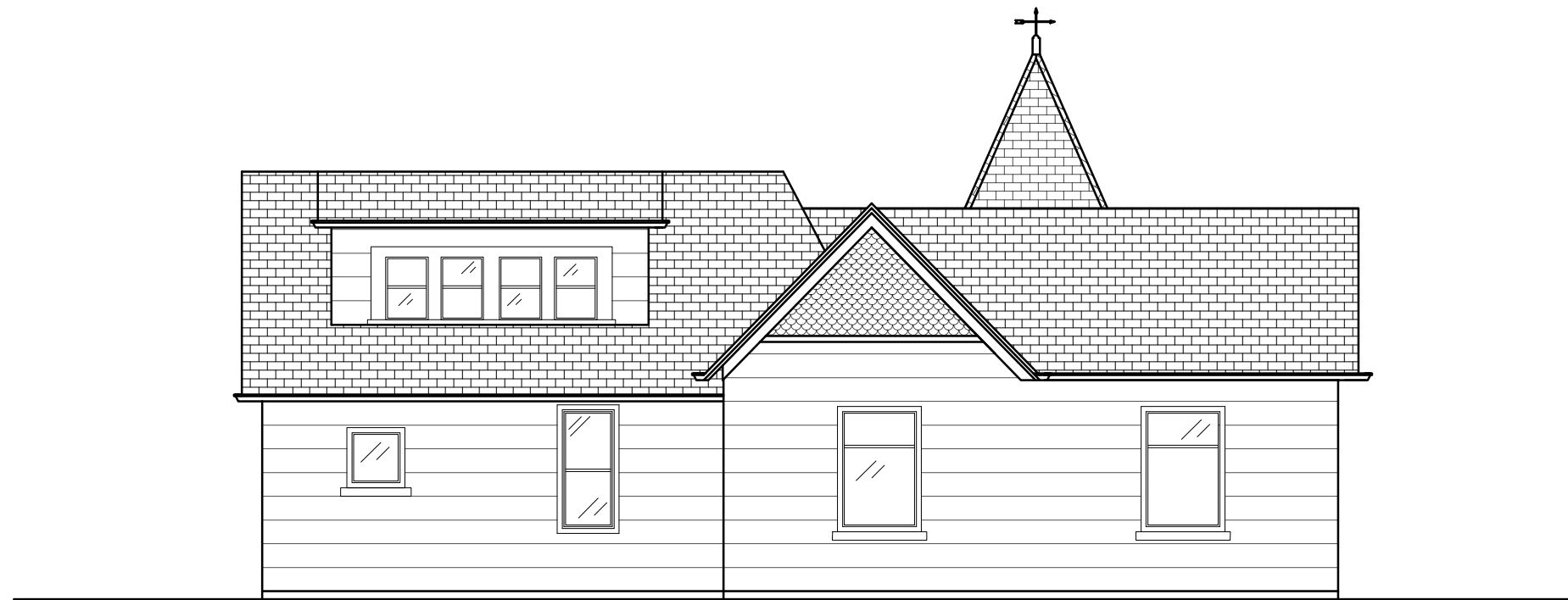
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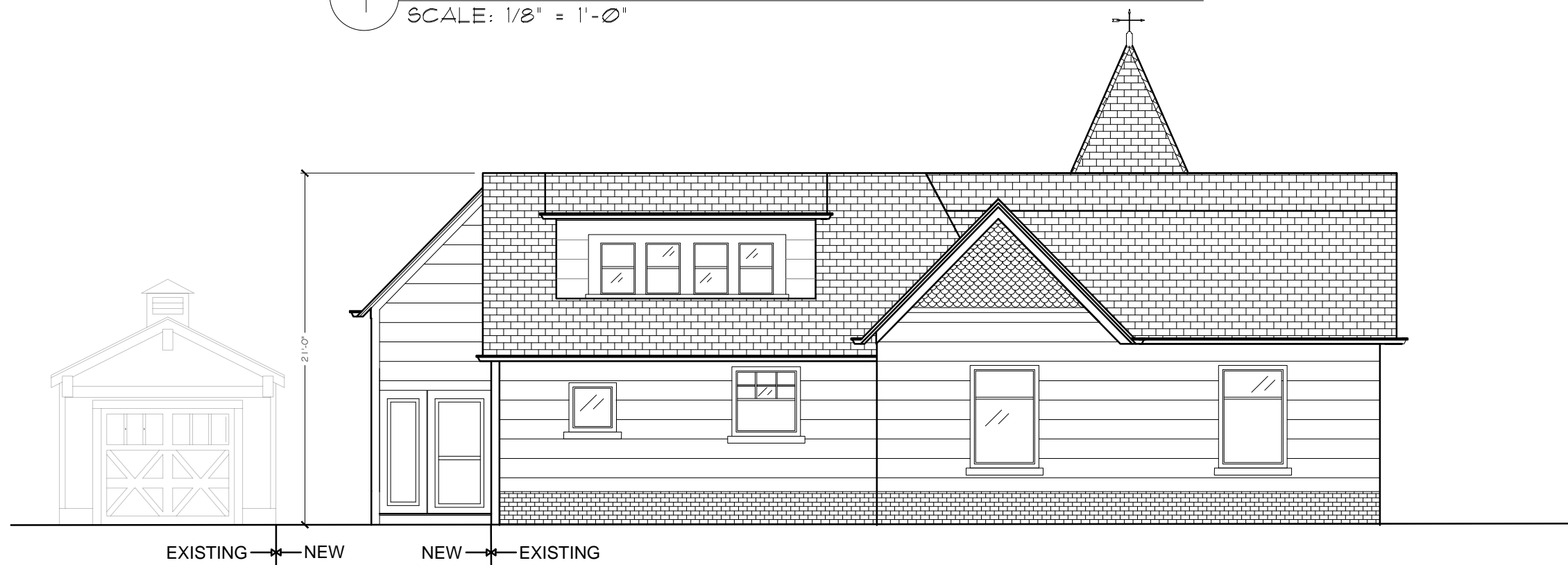
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PROJECT:
WILLAMETTE HOUSE
1822 5th Ave
West Linn, OR 97068

A-3



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



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

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Phil Chok
ASSOCIATES

DATE:
08/08/2016
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JOB NAME:
Willamette
REVISIONS:
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PROJECT:
WILLAMETTE HOUSE
1822 5th Ave
West Linn, OR 97068

DATE:
08/08/2016

DRAWN BY:
HANS

JOB NAME:
Willamette

REVISIONS:
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APPROVED BY:
PC

PROJECT:
WILLAMETTE HOUSE
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"

EXISTING EXTERIOR PHOTOS



SOUTH



EAST



NORTH



WEST

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OREGON 97034
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Phil Cherk
AND ASSOCIATES

DATE:
10/19/2017

DRAWN BY:
HS/NS

JOB NAME:
Willamette

REVISIONS:
1
2
3

APPROVED BY:
PC

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