

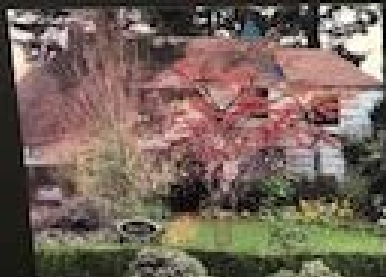




4891 Willamette Falls Dr.



20375 Willamette Dr.



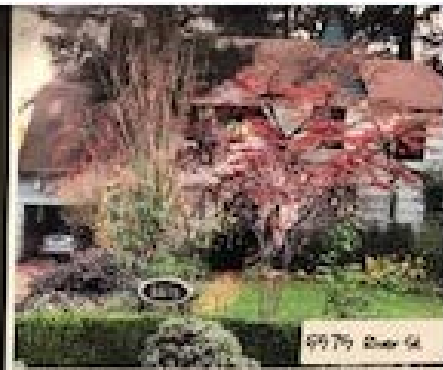
5975 River St.



1646 Buck St.



1646 Buck St.



5975 River St.

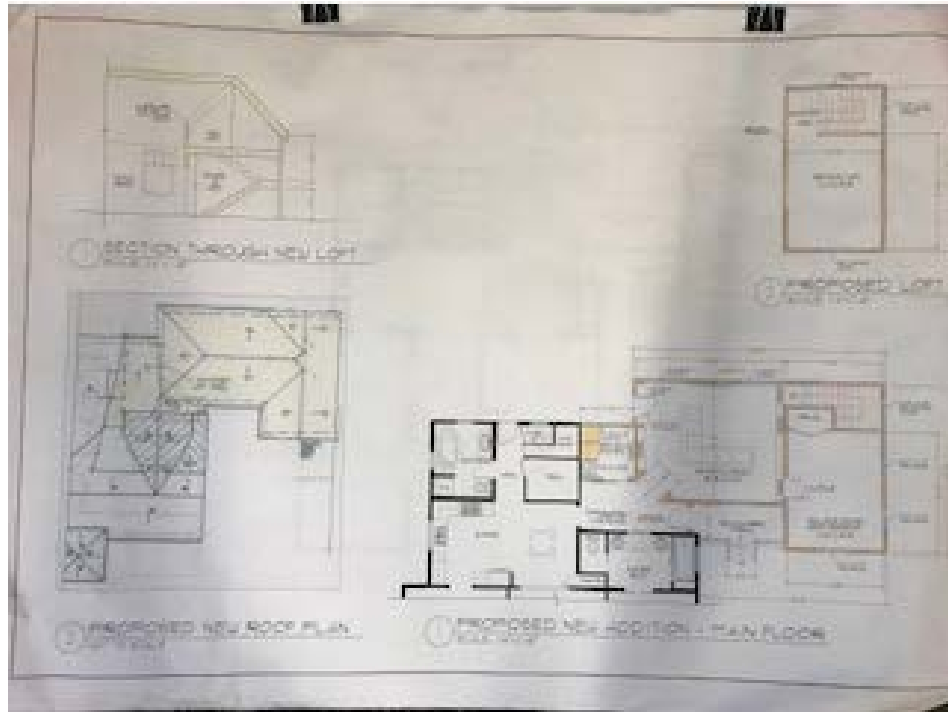


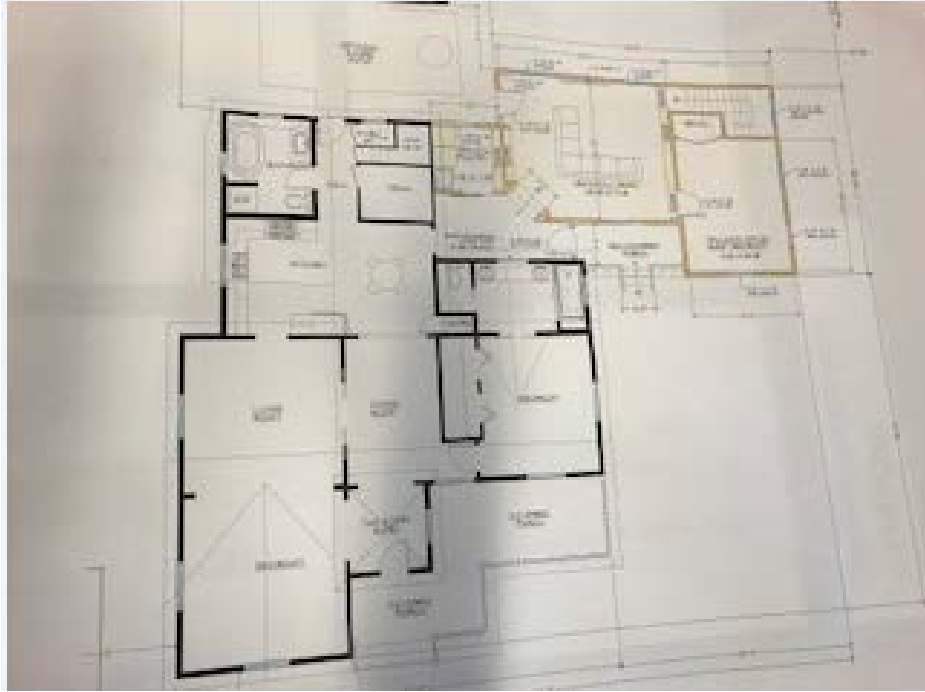
4891 Willamette Falls Dr.



1892 17th Ave



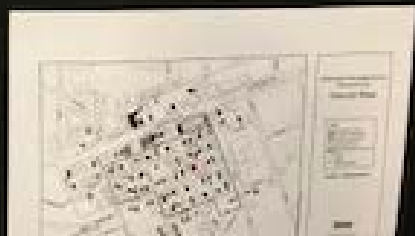
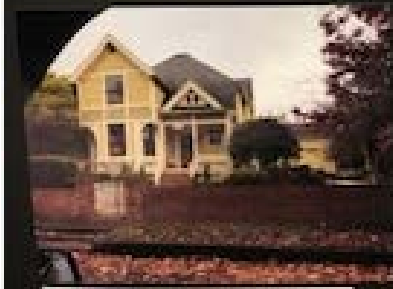


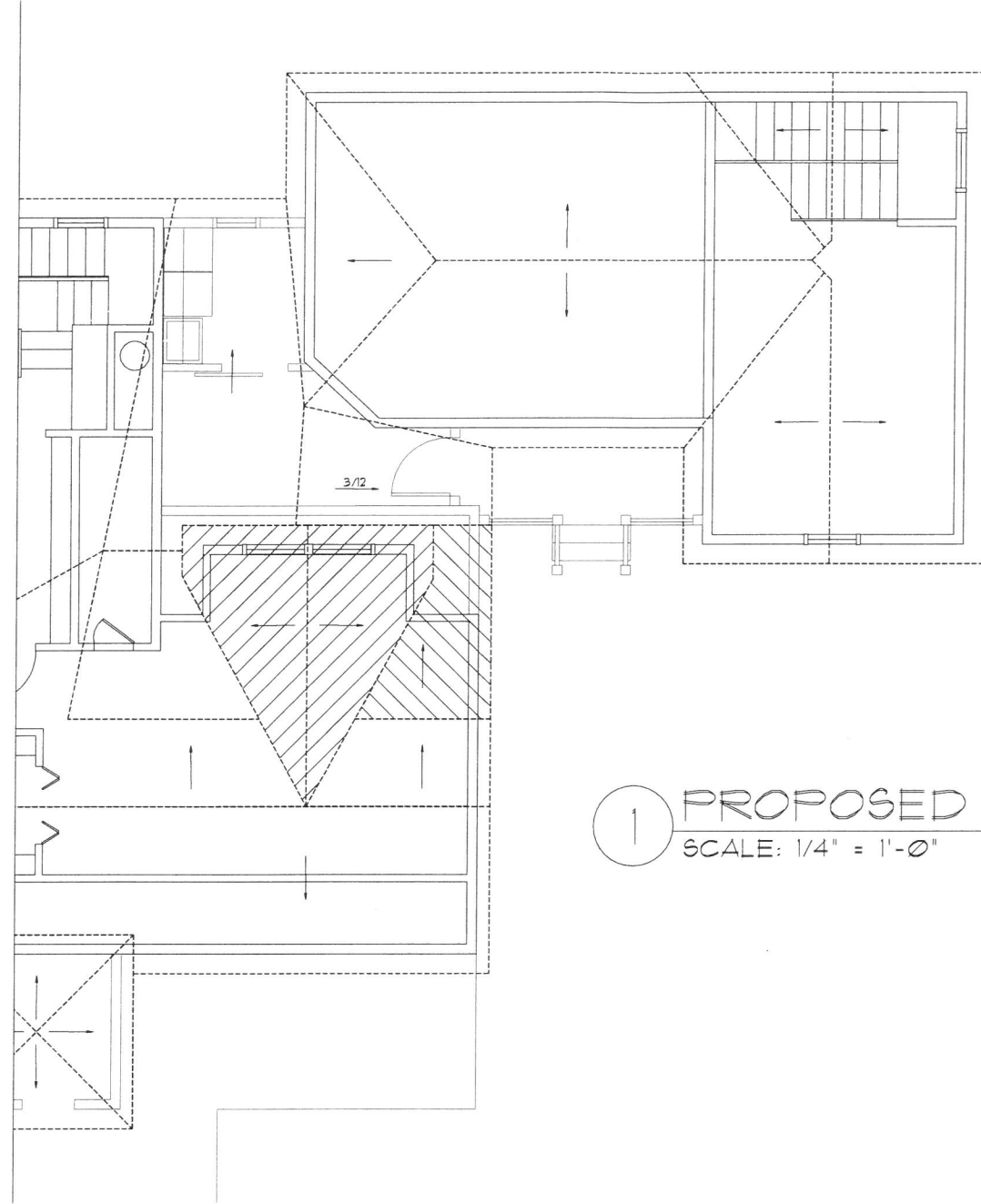


1883 6<sup>th</sup> Ave.



1492 13<sup>th</sup> St.





1 PROPOSED NEW ROOF PLAN  
 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:  
 12/06/2017  
 DRAWN BY:  
 NS  
 JOB NAME:  
 Willamette  
 REVISIONS:  
 1  
 2  
 3  
 APPROVED BY:  
 FC

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

A6.1

TH Ave  
West Linn, OR

## **NARRATIVE FOR MODIFICATIONS TO DESIGN STANDARDS:**

**We are applying for a modification to the following design standard:**

### **25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS**

- C. Willamette Historic District general design standards
  - 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.

**This standard was written to apply to a standard 50x100 lot; the home at 1822 5<sup>th</sup> sits on a double-wide lot, 100' wide instead of 50'. Please see below for our explanation as to why a modification to design standards should be granted to double the standard to 70' max overall width for this lot.**

### **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.

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;**

**Proposed Alternative is consistent with and appropriate to the architecture in the historic district:**

*(the following is an excerpt from National Register of Historic Places, Willamette Falls Neighborhood Historic District)*

Resource Types & Architectural Styles

There are two primary groups of resources in the Willamette Falls Neighborhood Historic District, those from the late Victorian era and those representing the early-twentieth century American era. The district is especially significant for its concentration on intact Victorian-period residential architecture in the Stick and Queen Anne styles, which represent 20 resources in the proposed district. Many of these buildings are simplified designs intended to imitate the high-style examples of the period. As was typical at the time, design elements of the Stick and Queen Anne

styles are often combined in the same building. There are 26 examples of early-twentieth Century American-era styles in the district. These include 23 examples of the Bungalow type in front- and side-gable arrangements, generally with Craftsman details. The Colonial Revival style is the second-most popular twentieth-century style with three examples.

---

See attached list of current homes within the district from the Oregon State Historic Preservation Office. This list features all homes by address and specifies year built, materials, architectural classification, etc.

Attached below is a map of the historic district that notes homes that exceed the 35' max overall width as outlined in code section 25.070: Additional Standards Applicable to Historic Districts. There are homes from all architectural styles that do not meet the width requirement, including several other Queen Anne style homes which are highlighted in yellow.



# Willamette Falls Neighborhood Historic District District Map

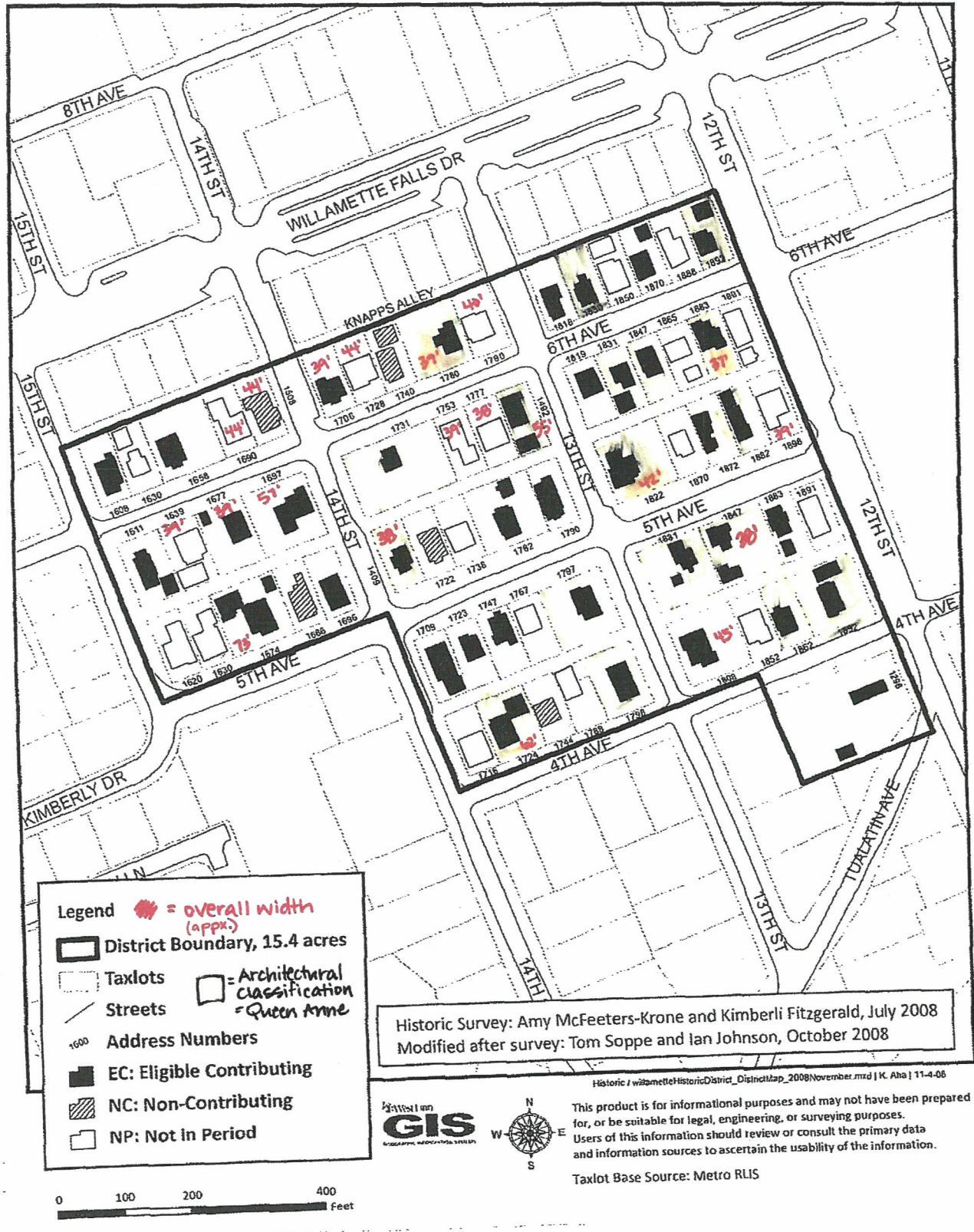


Figure 2

Additionally, the homes featured below are either in the Willamette Falls Neighborhood Historic District or are Historic Landmark properties, both of which are required to adhere to the West Linn Community Design Standards.



20375 Willamette Drive  
Historic Landmark  
74,488 sq ft lot  
70' overall width



1646 Buck Street  
Historic Landmark  
5,000 sq ft lot  
55' overall width



5575 River Street  
Historic Landmark  
16,930 sq ft lot  
60' overall width





4891 Willamette Falls Drive  
Historic Landmark  
19,602 sq ft lot  
65' overall width



1883 6<sup>th</sup> Ave  
Willamette Falls Historic District  
5,000 sq ft lot  
45' overall width



1492 13<sup>th</sup> Street  
Willamette Falls Historic District  
5,000 sq ft lot  
55' overall width



1892 4<sup>th</sup> Ave  
Willamette Falls Historic District  
10,000 sq ft lot  
55' overall width

\*this home was the subject of DR-05-28 in which the staff review found it acceptable to double the 35' max overall width to 70' for a double lot.

**The proposed alternative is appropriate to the applicable style of architecture:**

*(the following is an excerpt from National Register of Historic Places, Willamette Falls Neighborhood Historic District)*

The Queen Anne Style

The Queen Anne Style is characterized by asymmetrical massing, wrap-around porches, steeply pitched roofs, and a variety of decorative surface materials. In the Queen Anne style, wall surfaces are used as primary decorative elements. Plain, flat walls are avoided by the use of bay windows, towers, wall insets and projections, and by using a variety of wall materials of differing textures. (...) In many cases, simple cross-wing farm houses were embellished with architectural details, such as porch railings and posts, borrowed from the Queen Anne aesthetic.

---

The home at 1822 5<sup>th</sup> has many of the Queen Anne features, including but not limited to: asymmetrical massing, wrap-around porch, decorative surface materials (scallop siding, gingerbread detailing, etc), tower and spires, wall insets/projections, and a high attention to architectural details including custom made period-accurate railings and posts on the porch and much more. The proposed addition will continue in the same style of historic restoration with extreme attention to detail and accurate representation of the Queen Anne architectural style.

As demonstrated by the above examples, the new addition will be consistent with the architecture of the district and also the Queen Anne 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;**

The current design standard was created for a 50' wide lot. The max width of 35' was intended to maintain a scale and mass appropriate for a 50'x100' lot. As demonstrated above, there is quite a range of home widths within the historic district, and even more when you consider historic landmarks. The home at 1822 5<sup>th</sup> sits on a double lot, and in order to achieve a similar scale and mass on such a large lot we have proposed an addition that is 66' wide. This still maintains a 10' street side setback and more than 22' for the interior side setback so that it won't crowd the neighboring property.

It would stand to reason that on a double lot, the overall width should be allowed an increase to a maximum of double the single lot, for a total overall width of no more than 75'.

**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**

There will be very little impact to adjacent homes, and any negative impacts will be minimized as follows:

**Loss of Solar Access, light or air-** The proposed addition is not tall enough or close enough to neighboring properties to cast a shadow or create any loss of solar access, light or air to adjacent structures. The new addition will have a 22'+ interior side setback which is more than double the required setback.

**Scale or mass that visually overwhelm-** The proposed addition will maintain a balanced sense of scale and mass in several ways: the addition is set to the rear of the property (more than 36' from the front façade of the home) and increases the overall width of the home to 66' which leaves ample room for side setbacks and creates a scale that is more in proportion to the front lot width. Furthermore, the scale and mass of the addition has been carefully considered and the design of the addition, while historically accurate and in-period, does not visually overwhelm or compete with the existing structure.

**4. Exceptional architecture. The proposal incorporates exceptional and appropriate architectural elements into the building. (Ord. 1614 § 6, 2013)**

The proposed addition will incorporate exceptional and appropriate architectural elements as described in detail below. In the previous remodel, recently completed by Phil Chek and Associates (same firm that is proposing addition), the historical relevance of architectural elements and attention to detail was exceptional. The previous project has been described as having an “unprecedented level of historical accuracy” – a compliment that we intend to carry through the new addition. Detailed architectural elements include:

- Custom reproduction of original siding from 1890’s (at great cost) to match existing home. This is a very exact replica, not available off-the-shelf.
- Custom, period-accurate casings made from scratch for doors and windows.
- Custom milled porch rails and decorative details, historically accurate porch floor and ceiling materials
- Custom diamond-shaped windows to match existing home
- Custom scalloped shingles for design detail
- Repair/patch historic brick foundation and add period-accurate brick walkway

These details along with many more can be found in the home currently and will be carried through into the new addition to create a home design that continues to exceed the standards of design and architecture while also preserving the historic integrity and period architectural elements of the home.