

**Development Review Application  
Submittal for  
Historic Design Review**

**Hydes Residence  
Remodel & Addition**

**1847 6th Avenue  
West Linn, Oregon 97068**

*Revised:*  
*June 10, 2019*

City of West Linn  
22500 Salamo Rd #1000  
West Linn, OR 97068

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### **Project Information:**

Property Owner:	Nicolette Hydes 1847 6th Ave. West Linn, OR 97068 <a href="mailto:nikkihydes@gmail.com">nikkihydes@gmail.com</a>
Architect:	Iselin Architects, P.C. 1307 Seventh Street Oregon City, OR 97045 Todd Iselin, Project Architect 503-656-1942 phone <a href="mailto:todd@iselinarch.com">todd@iselinarch.com</a>
Site Address:	1847 6th Avenue West Linn, OR 97068
Tax Lot No:	6500
Map No:	3S 1E 02BA
Site Area:	5,000 sq.ft.
Zoning:	R-5 (Single Family Residential Detached and Attached/Duplex)
Comp Plan:	Medium Density Residential
Overlays:	Willamette Historic District and Willamette Historic District National Register

**Project Summary:**

**AREA CALCULATIONS:**

EXISTING LIVABLE FOOTPRINT AREA:	852 SF
PROPOSED NEW LIVING AREA:	192 SF
TOTAL PROPOSED LIVING AREA:	1,044 SF
EXISTING COVERED PORCH AREA:	180 SF
PROPOSED NEW GARAGE AREA:	352 SF
PROPOSED UNDER ROOF AREA TOTAL:	1,576 SF
EXISTING LOT AREA (50'X100'):	5,000 SF
PROPOSED TOTAL LOT COVERAGE:	31.5%

**PROJECT DESCRIPTION:**

Proposed Remodel and Addition to existing two-story single family residence.

Scope of work includes the following:

- 8 ft. x two-story addition to back of house living area. The 24ft. width of the existing home as proposed to remain unchanged.
- Repair existing front porch. New wood/composite spaced decking material.
- New windows and doors at existing openings and at new addition – replace like-for-like to extent possible **AND meet minimum code for egress.**
- All new windows and patio doors to be wood clad (fiberglass) “Integrity” Wood-Ultrex Series by Marvin.
- New one-car Detached Garage behind existing house with access from rear alley.
- Remove existing deteriorated non-historic brick fireplace and chimney.
- New exterior finish materials – replace all existing siding, window & door trim, etc. as required with like-for-like to match existing.

## **West Linn Municipal Code Compliance Response:**

### **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.

- Original form of the existing home to remain. Existing 24 ft. width of home to remain unchanged. Height of existing building (24'-6") and 10:12 roof pitch to be maintained (4:12 at existing porch roof unchanged). New roof for addition to match the existing roof. The front elevation, as viewed from 6<sup>th</sup> Avenue will maintain the same volume relative to the property and streetscape.
- New features and architectural details to match existing in keeping with the homes in the neighborhood and with the time period in which the home was built.

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.

- Existing exterior siding, windows, doors and trim appear to be mostly original, some in need of repair or replacement. Location, proportion, type and style of features at the front elevation as seen from the streetscape to be retained.
- Existing features that appear to be original will be retained or repaired and new work will include features that match existing to the greatest extent achievable.

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.

- The original architecture of the home will remain recognizable. Intent of all new work is to stay consistent with the period construction found in the district from around circa 1900 when the home was built. The proposed plans have been carefully designed to ensure that the Queen Anne vernacular form and function of the original home are maintained.
- The existing paint color of the home (light medium blue with white trim) is consistent with an historically appropriate color palette and is compatible with neighboring homes in the vicinity from this period.

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.

- The poorly constructed, in-filled rear porch will be demolished and incorporated within the proposed new addition.

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 and restoration will be consistent with local historic materials and features, and with the existing home's size, scale, proportion, and massing.
- The addition at the back of the house maintains the original design and roof lines of the existing structure and does not project to the sides. The rear addition does not increase the existing overall width and will primarily be visible from the alley.

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 original form of the existing home will remain intact. If the rear addition was to be removed in the future, the existing basic original structure of the home could be restored.

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 is located entirely at the rear of the existing structure. All new features have been carefully designed to be proportional and compatible with existing in-period features. The existing building's eave/fascia lines and upper level plate heights are to be retained and remain consistent throughout the addition.
- The location, size, and height of the addition meet or exceed the requirements of the R5 zone and Willamette Historic District overlay.

8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.

- Existing structure height and 10:12 roof pitch to remain unchanged. New side patio *eyebrow* roof to have same 4:12 roof pitch as existing front porch roof. Rear addition roof to match the same existing 10:12 pitch and maintain the same plate heights/eave fascia lines.

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.

- All new and replacement roofing to be architectural composition shingles.

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.

- All existing exterior horizontal lap siding to be replaced with new material to match existing profile and texture.

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.

- New exterior siding to be horizontal lap siding to match existing, like-for-like (i.e. Dutch Lap with 7" exposure). New siding material to be painted smooth finish fiber cement lap 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.

- New gutters and downspouts to be prefinished metal, ogee-style to match existing.

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.

- Existing windows are old wood of varied operation and condition, some with storm windows installed. New windows to be prefinished wood clad. Color of window cladding is selected from historic color palette. Wood clad windows are consistent stylistically with windows of this period.
- Existing trim appears to be original to the house. New trim to be 1x4 painted wood, keeping with homes of this period.

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.

- New storm windows are not proposed, existing mill finish aluminum storm windows to be removed and not replaced.

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 are old wood of varied operation and condition, some with storm windows installed. New windows to be prefinished wood clad double hung by Marvin. Original white color of window cladding is to remain unchanged per historic color palette. Wood clad windows to remain consistent stylistically with windows of this period.
- At the front rooms, windows are proposed to be replaced due to disrepair and to meet minimum EGRESS code at the bedrooms. **The non-original front living room window to match the neighboring 'sister house' window.**
- The existing double hung windows are the basis of style and type for replacement windows and the new windows at the addition.

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 to be wood clad or painted wood.
- New sliding french door located at the side elevation, where there is currently no access to the side yard outdoor living space, to be wood clad of matching style.

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:

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

- The house has an existing front porch in need of repair, original features will be maintained to the maximum extent practicable.
- The existing front porch meets the front and side setback requirements.

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

- The porch does not currently have an existing balustrade and new balustrade is not proposed, since it is less than 30" above grade.

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 deck is proposed.



19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that:

- No change in foundation height is proposed as part of the work.

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.

- New exterior lighting at front of home to be downlights located at the porch ceilings. At the side of the home, 1-2 wall sconces will provide shielded light for the patio. All exterior lighting to be of in-period style 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.

a. Location.

1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC 25.070(C)(1) through (4);

- Proposed garage to be 3'-0" from side and rear property lines.

2) Accessory structures on historic landmark properties must meet the setback requirements of the underlying zone and Chapter 34 CDC;

- Proposed garage to be 3'-0" from side and rear property lines.

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

- Proposed detached garage is entirely in the rear yard.

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.

- Proposed garage to be 4'-0" from the proposed house addition.

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.

- Proposed garage to be approximately 18'-0" at the peak above the lowest adjacent grade. This height is proposed in order to match roof pitch of home with standard height walls at garage.

## **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 rear addition and garage are compatible in scale and mass to the adjacent properties. With the additional square footage, the home will remain average in size and consistent with homes in the neighborhood.

b. Constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.

- The new addition is located at the rear of the home and is not visible from the street. The addition is oriented toward the rear alley and large side yard at the west side of the home. The addition maintains the privacy of the residents of the adjacent properties on both sides.

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 home is a contributing structure.

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 home is a contributing structure. Alterations to the building are compatible with the historic district and are intended to maintain the consistency with existing adjacent properties that are contributing / in-period to avoid creating a false sense of history.

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).

- The home is existing. The new one-story garage is proposed with 18'-0" peak height.

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.

- Proposed alterations/addition meet or exceed requirements of the underlying zone.

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 front façade of the existing home is sited +/- 24'-0" from the front property line, exceeding the minimum requirement.

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 front edge of the existing porch is +/- 19'-0" from the front property line, meeting the minimum requirement within the 6 ft. allowable encroachment.

2. Side yard setback. Side yard setbacks shall be five feet, except:

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

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.

- On the east side, the existing home and proposed addition are +/- 9'-6" from the property line. The new detached garage is proposed at 3'-0" from the east side property line and 31'-0" from the west side.
- On the west side, the existing home is +/- 16'-6" from the property line. The addition aligns with the existing structure and maintains the building's current relationship to the property line.
- There are no existing projections from the house, with exception of the existing brick fireplace chimney, which is proposed to be removed. The new *eyebrow* roof, intended to provide protection from the weather for the new patio door at the west side elevation, to project 36" from the vertical face of the building.

3. Side street setback. Setbacks from side streets shall be 10 feet for both developed and undeveloped streets, except:

- The property site is not located adjacent to a side street.

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.

- The proposed addition to the rear of the home is +/- 29'-0" from the rear property line. The new detached garage is proposed at 3'-0" from the 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 property is located at the center of the block, not on a corner lot.

6. Repealed by ORD 1675.

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 two stories, +/- 24'-6" at the highest peak of the roof. The proposed highest new ridge line is approximately 27'-0" at the peak above the lowest adjacent grade.

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 proposed one-story detached garage has been carefully designed to echo the existing house and it's features, with consideration for impact to neighboring properties. By minimizing the plate ht. and the width to accommodate only one car, but still provide area in the attic space above for storage, the result is a peak ridge line at +/- 18'-0" height above adjacent grade. Attic dormers are provided to optimize space for storage with windows for design appeal. The attic storage does not have adequate headroom to be converted to an ADU.

c. Two story accessory structures shall not exceed the maximum height of 23 feet as measured per Chapter 41 CDC.

d. Accessory structures shall not exceed the height of the primary dwelling.

- Proposed accessory structure does not exceed height of existing house.

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.

- The existing home is 24'-0" in overall width. No change to the width is proposed.

9. Roof pitch. Roofs shall have a pitch of at least 6:12.

- The roof pitch of the existing house is approximately 10:12 and the front porch roof is approximately 4:12. The existing roof pitch will be maintained in all proposed new work.

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.

- Garage access is proposed with overhead garage door facing the alley.

b. Parking areas.

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

- Parking area is constrained to the proposed garage at the rear of the lot.

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

- Proposed 16'-0" wide garage parking area is approximately one- third the width of the rear property line.

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)

- Parking access into the proposed garage is located from the alley.





EXISTING FRONT VIEW FROM 6th AVENUE



EXISTING RIGHT SIDE VIEW / CHIMNEY



EXISTING LEFT SIDE VIEW FROM STREET



EXISTING REAR VIEW FROM ALLEY

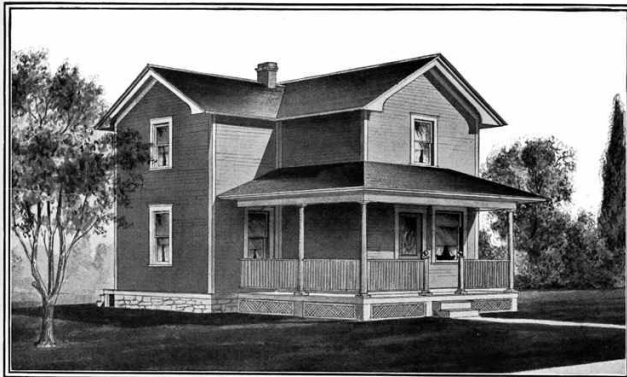


EXISTING WINDOWS / TRIM



EXISTING FRONT PORCH POST DETAIL

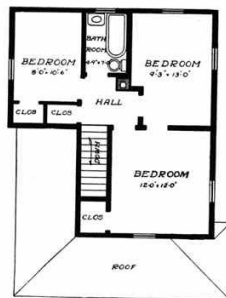




MODERN HOME No. 159



FIRST FLOOR PLAN



SECOND FLOOR PLAN

-75-

**\$652<sup>00</sup>**

For \$652.00 we will furnish all the material to build this Six-Room Two-Story House, consisting of Lumber, Lath, Shingles, Mill Work, Ceiling, Siding, Flooring, Finishing Lumber, Building Paper, Pipe, Gutter, Sash Weights and Painting Material. NO EXTRAS, as we guarantee enough material to build this house according to our plans.

By allowing a fair price for labor, cement, brick and plaster, which we do not furnish, this house can be built for about \$1,171.00, including all material and labor.

For Our Offer of Free Plans See Page 3.

**T**HIS house is well arranged, having no waste space. Has six good size rooms, well lighted and ventilated with large windows. Is suitable for suburban or country home and has been frequently built in large numbers, proving to be a very good investment. It rents well, as it is practically two full stories high and of good appearance. It has a large front porch, 33 feet 6 inches long, with Colonial columns.

**F**irst Floor—Parlor with staircase leading to second floor. Casement openings from parlor to dining room. Has a large front window facing the street. Dining room and kitchen are of good size.

**S**econd Floor—Has three good size bedrooms, three closets and bathroom.

At the above price we furnish a massive front door, 3x7 feet, 1 1/4 inches thick, glazed with bevel plate glass. Interior doors are five-cross panel with Nona pine stiles and rails and yellow pine panels. Clear yellow pine interior trim, such as baseboard, casing, molding and clear yellow pine staircase. Clear yellow pine flooring throughout house and porches.

This house is built on a concrete foundation, frame construction, sided with narrow bevel clear cypress siding and has cedar shingle roof.

Painted two coats outside; your choice of color. Varnish and wood filler for two coats of interior finish.

The rooms on the first floor are 9 feet from floor to ceiling; rooms on second floor, 8 feet from floor to ceiling.

This house can be built on a lot 27 feet wide.

Complete Warm Air Heating Plant, for soft coal, extra.....	\$ 70.98
Complete Warm Air Heating Plant, for hard coal, extra.....	73.95
Complete Steam Heating Plant, extra.....	126.55
Complete Hot Water Heating Plant, extra.....	161.49
Complete Plumbing Outfit, extra.....	102.78

SEARS, ROEBUCK  
AND CO.



CHICAGO,  
ILLINOIS

HISTORIC REFERENCE – ORIGINAL SEARS ROEBUCK “MODERN HOME No. 159” KIT

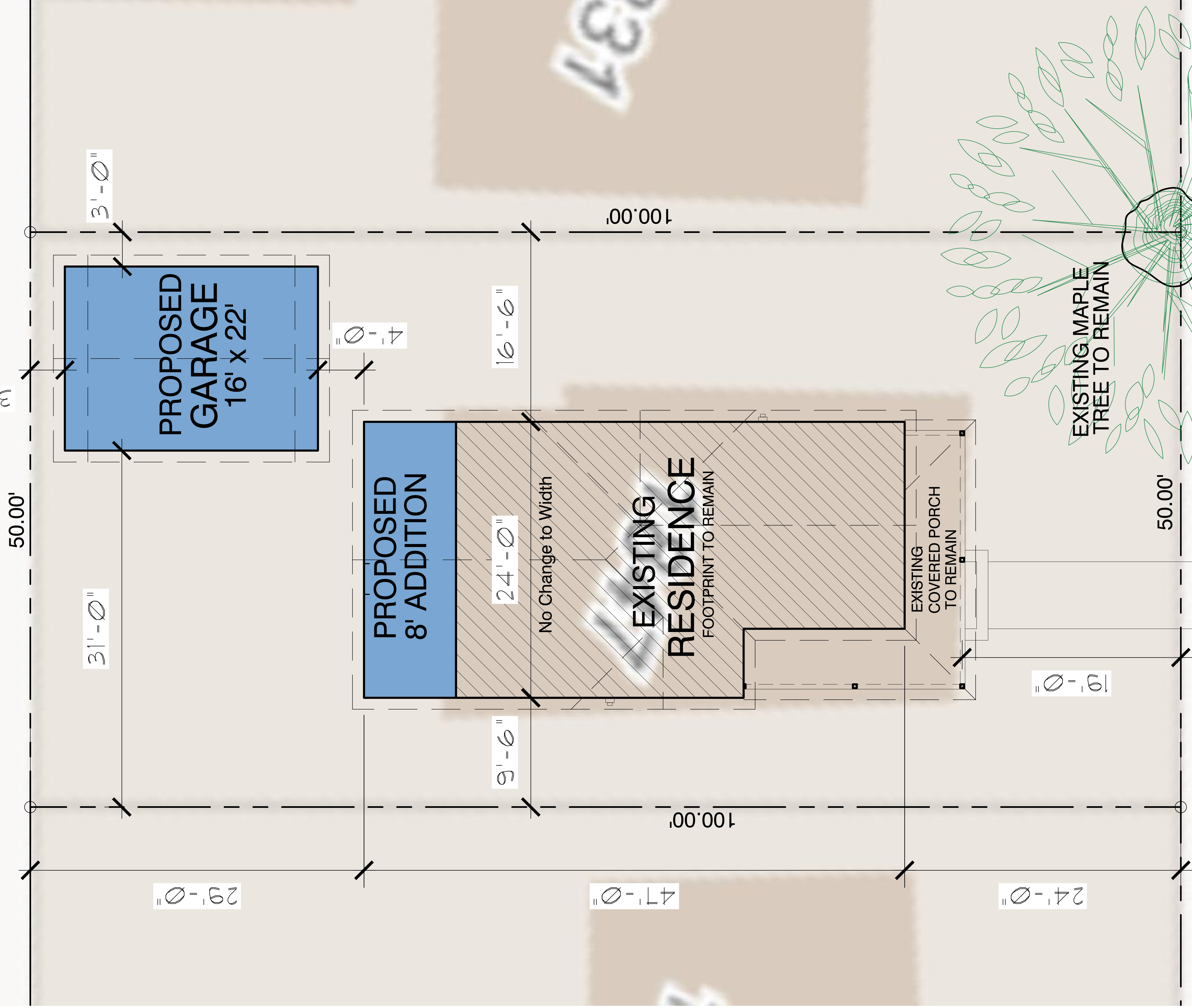


WOOD-ULTREX®  
PRODUCT OPTIONS

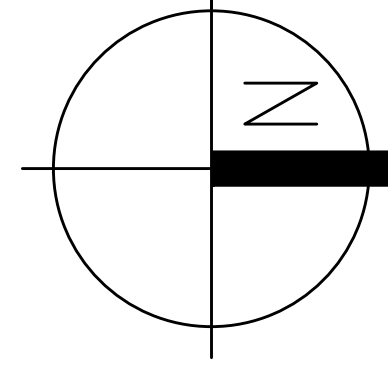


PROPOSED FIBERGLASS CLAD WOOD WINDOW PRODUCT

**ALLEY**  
20' Wide



**6th AVENUE**  
60' R.O.W.



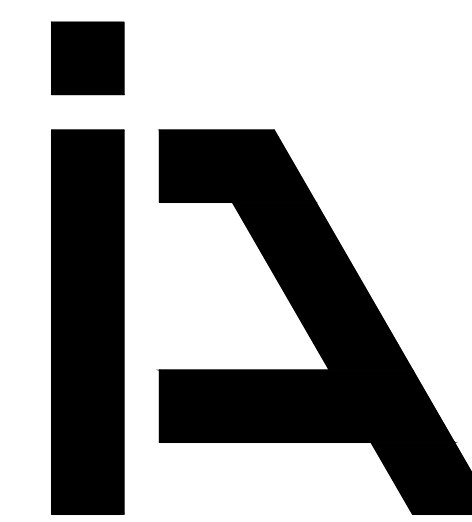
**SITE PLAN**

1" = 10'-0"

**HYDES RESIDENCE**  
1885 - 1847 6th Avenue WEST LINN, OR

**IAISELIN**  
ARCHITECTS, P.C.  
1307 7th Street - Oregon City, Oregon 97045  
503.656.4040 • 503.656.0650

6-10-2019



**ISELIN  
ARCHITECTS  
P.C.**

1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com

NOT FOR  
PRELIMINARY  
CONSTRUCTION



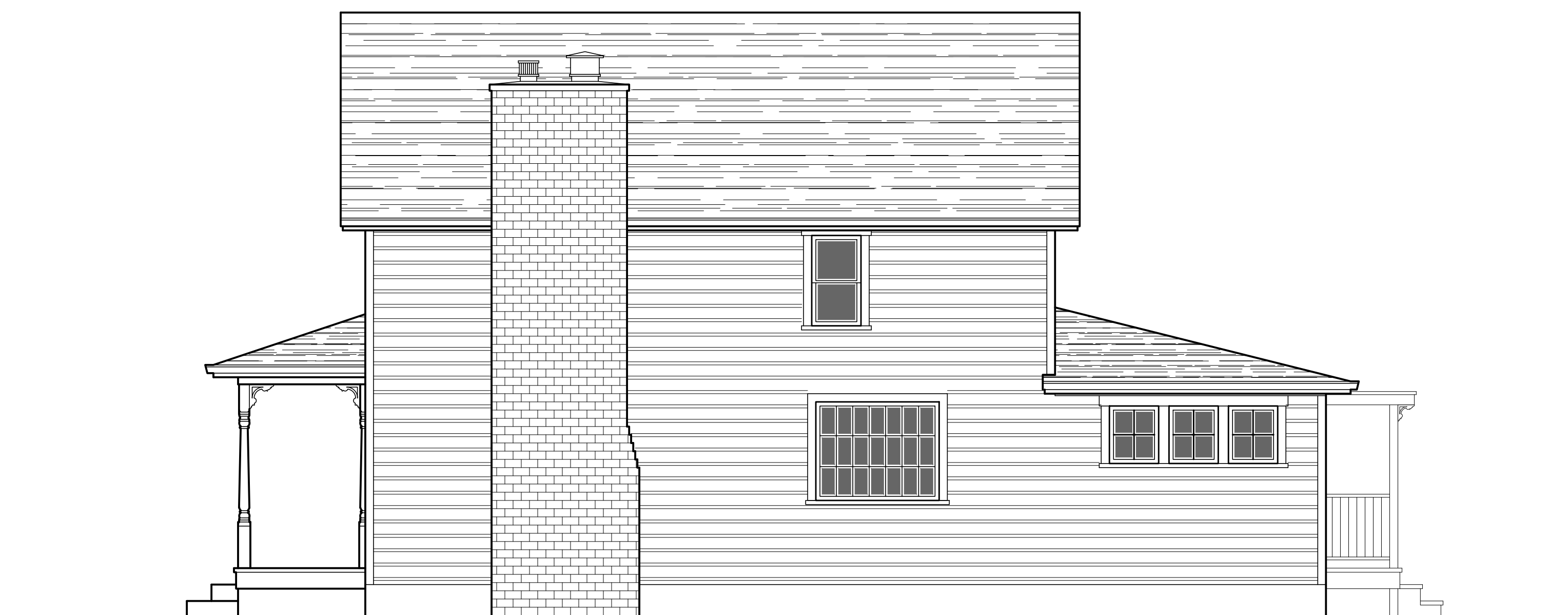
EXISTING AS-BUILT  
**LEFT SIDE ELEVATION**  
( FACING EAST )



EXISTING AS-BUILT  
**FRONT ELEVATION**  
( NORTH SIDE FACING 6th AVENUE )



EXISTING AS-BUILT  
**REAR ELEVATION**  
( SOUTH SIDE FACING ALLEY )



EXISTING AS-BUILT  
**RIGHT SIDE ELEVATION**  
( FACING WEST )

a Custom Remodel for  
**Nicolette Hydes**

1847 6th Avenue  
West Linn, Oregon

PROJ. NO. : 1885  
FILE : A-ELV  
DATE : 6/5/19

SHEET #

**A1**

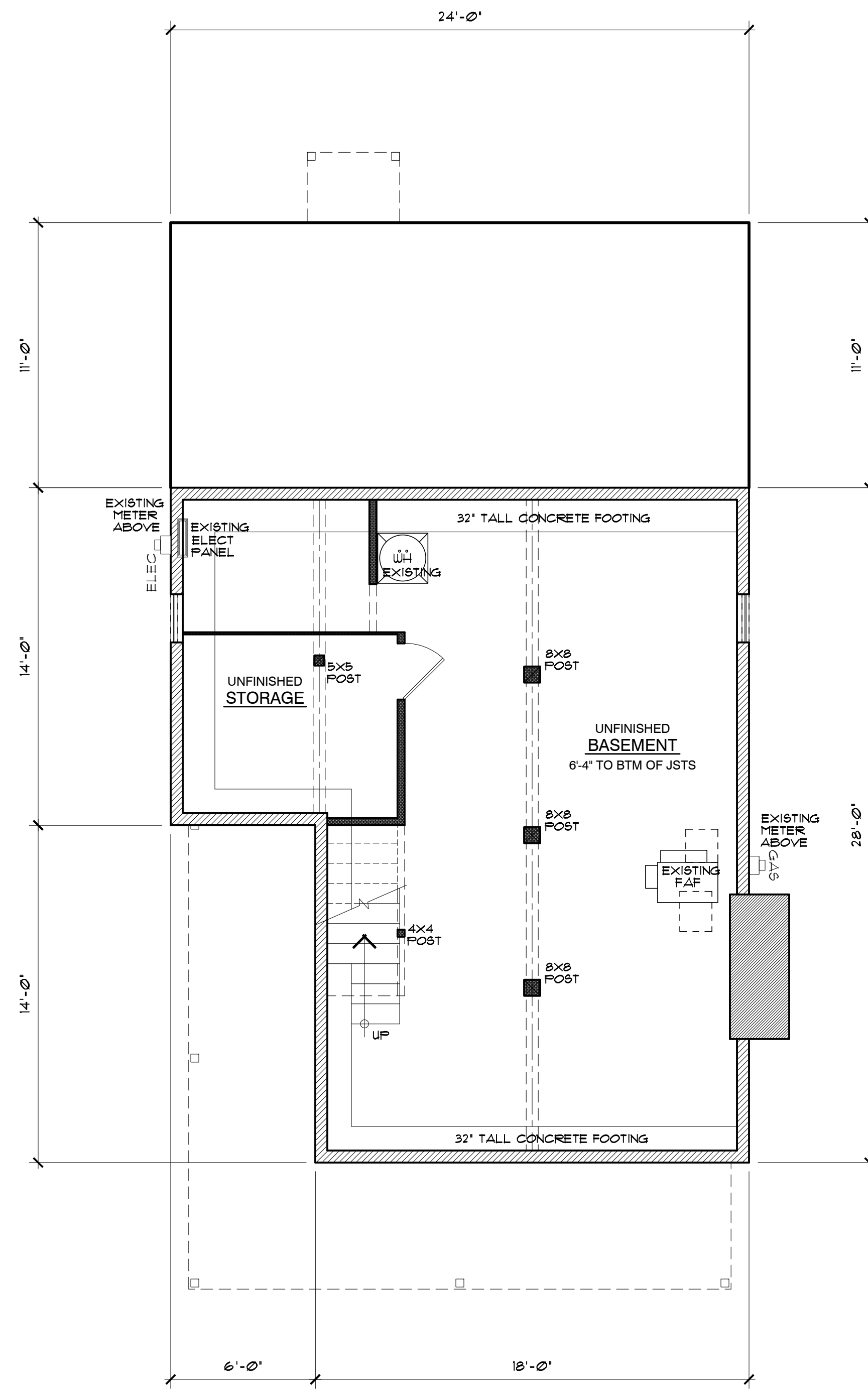
AS-BUILT  
ELEVATIONS



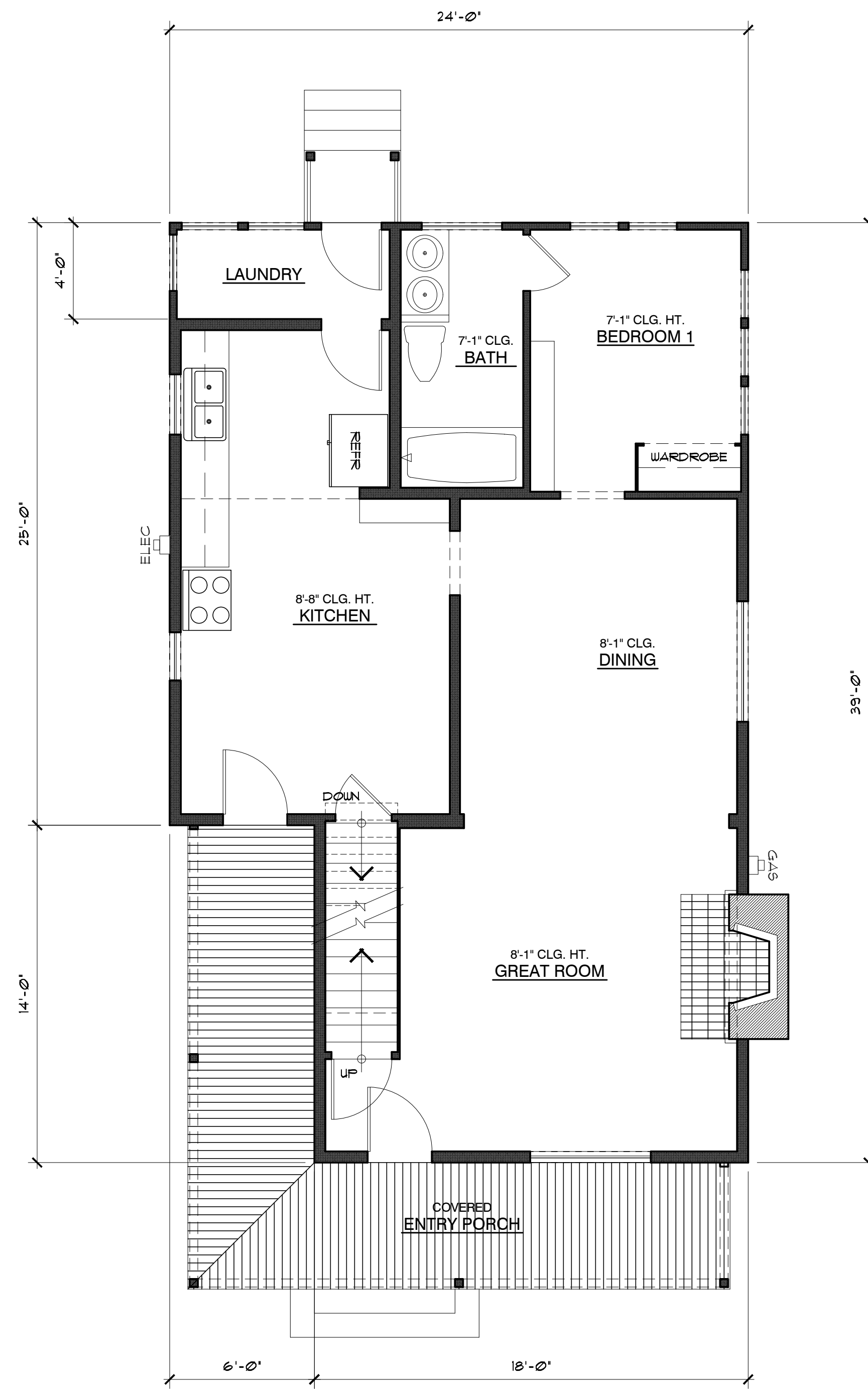
**ISELIN ARCHITECTS P.C.**

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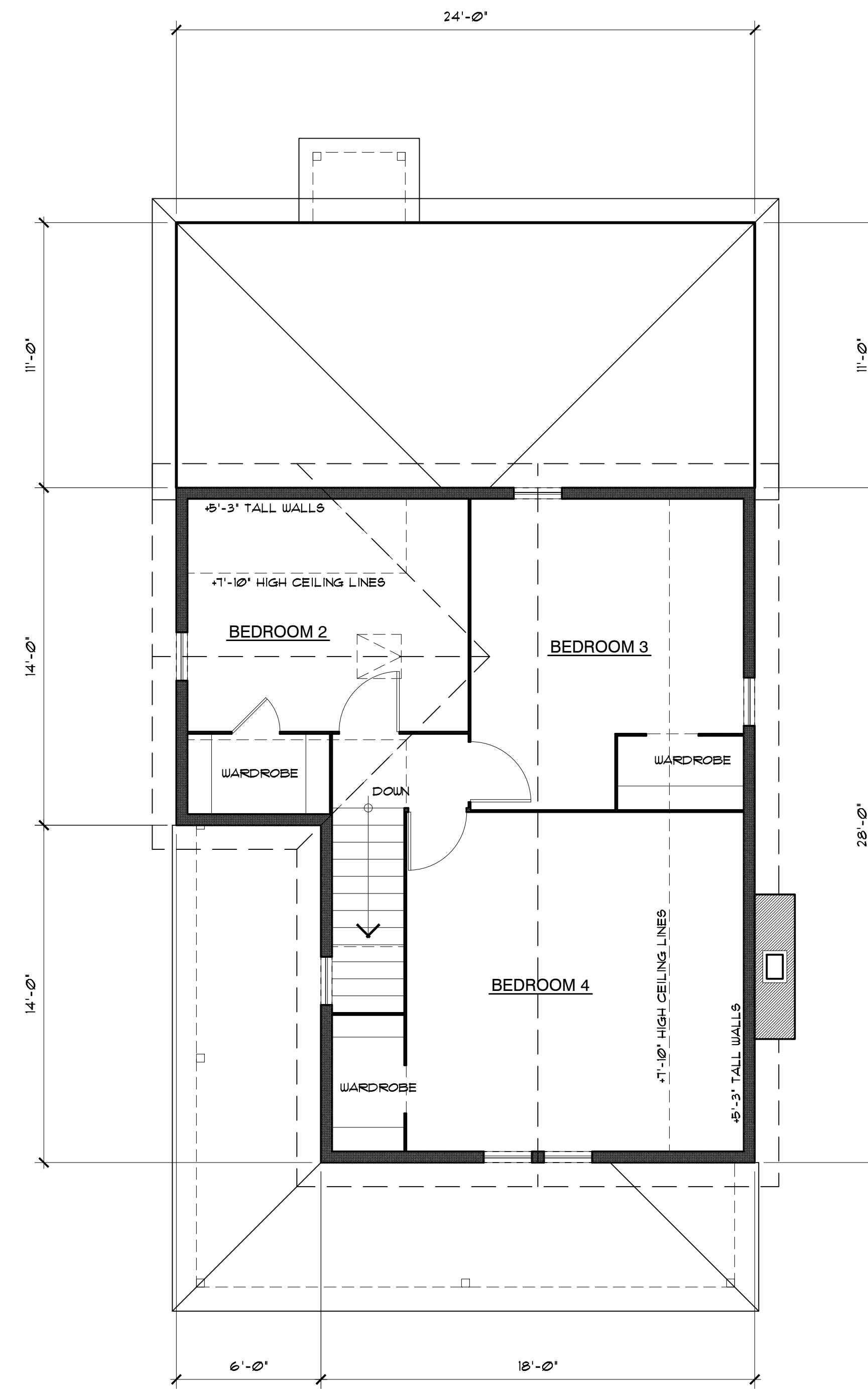
NOT FOR  
PRELIMINARY  
CONSTRUCTION



EXISTING AS-BUILT  
**LOWER LEVEL FLOOR PLAN**  
LIVABLE AREA = 588 sq.Ft. 1/4" = 1'-0"



EXISTING AS-BUILT  
**MAIN LEVEL FLOOR PLAN**  
LIVABLE AREA = 852 sq.Ft. 1/4" = 1'-0"



EXISTING AS-BUILT  
**UPPER LEVEL FLOOR PLAN**  
LIVABLE AREA = 598 sq.Ft. 1/4" = 1'-0"

a Custom Remodel for  
**Nicolette Hydes**

1847 6th Avenue  
West Linn, Oregon

PROJ. NO. : 1885  
FILE : X-XX  
DATE : 6/5/19

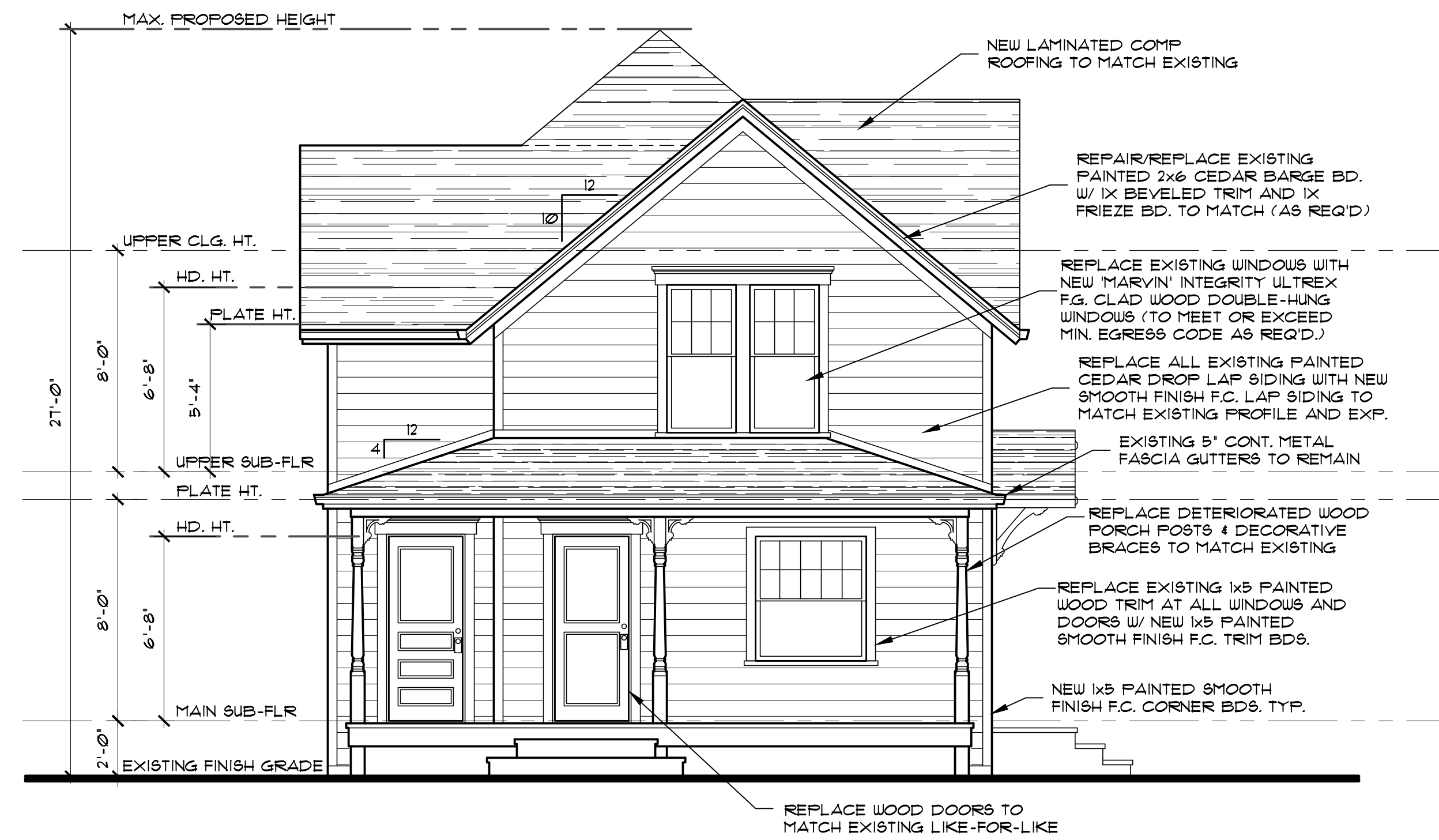
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**A2**

PRELIM AS-BUILT PLANS



PROPOSED  
LEFT SIDE ELEVATION  
( FACING EAST )



PROPOSED  
FRONT ELEVATION  
( NORTH SIDE FACING 6th AVENUE )



PROPOSED  
REAR ELEVATION  
( SOUTH SIDE FACING ALLEY )



PROPOSED  
RIGHT SIDE ELEVATION  
( FACING WEST )



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NOT FOR  
PRELIMINARY  
CONSTRUCTION

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**Nicolette Hydes**

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PROJ. NO. : 1885  
FILE : A-ELV  
DATE : 6/5/19

SHEET #

**A3**

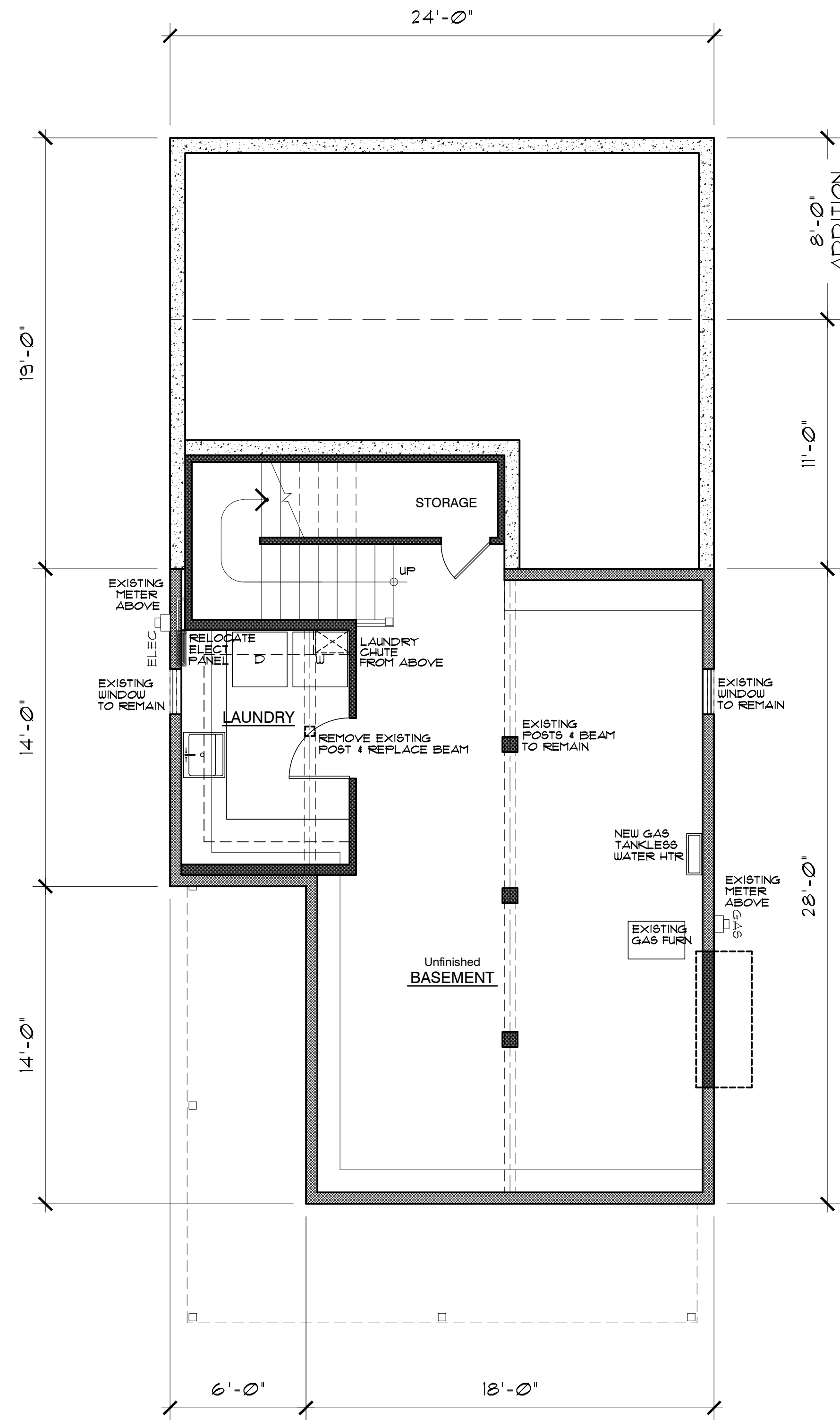
PROPOSED  
ELEVATIONS



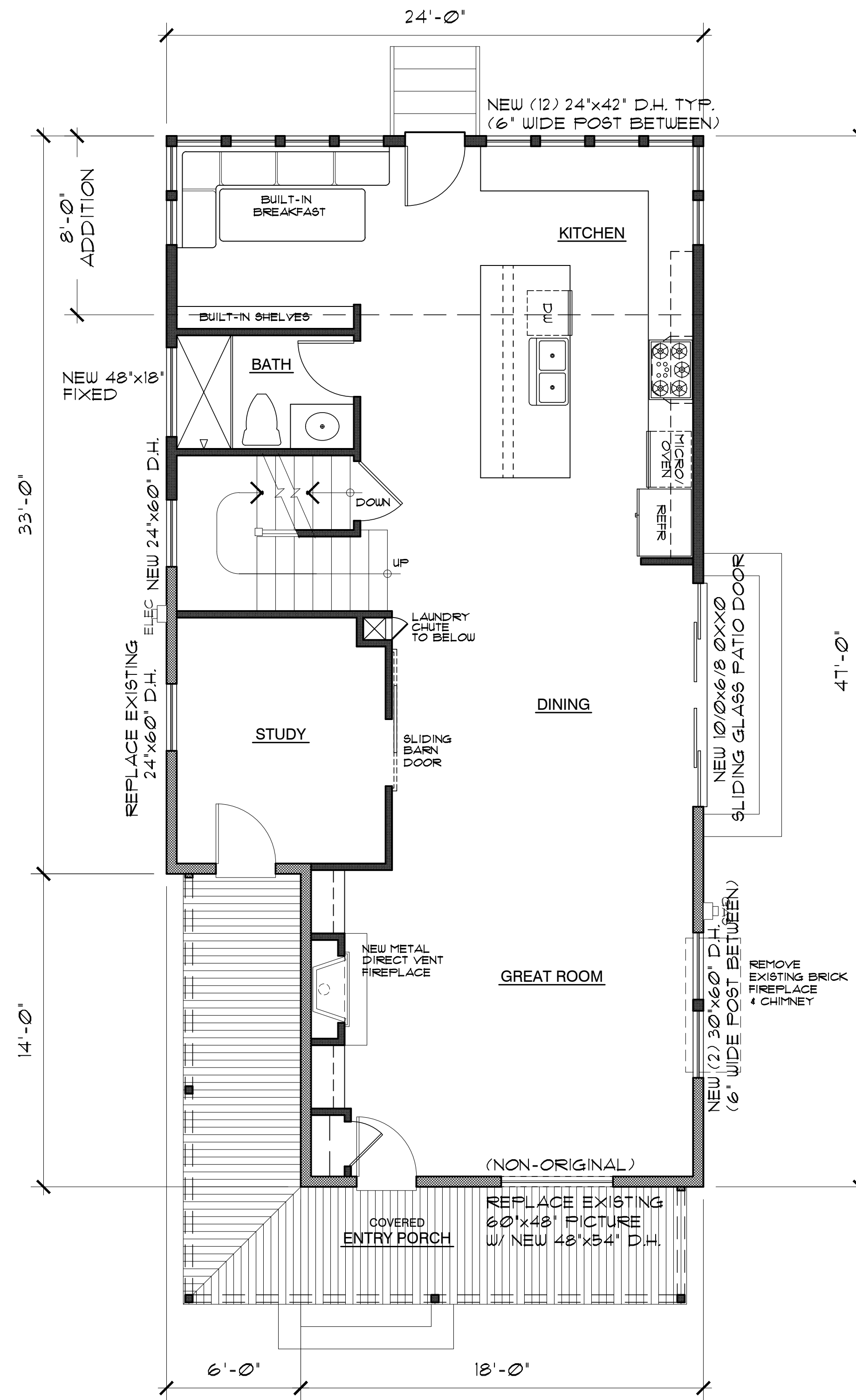
**ISELIN ARCHITECTS P.C.**

1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com

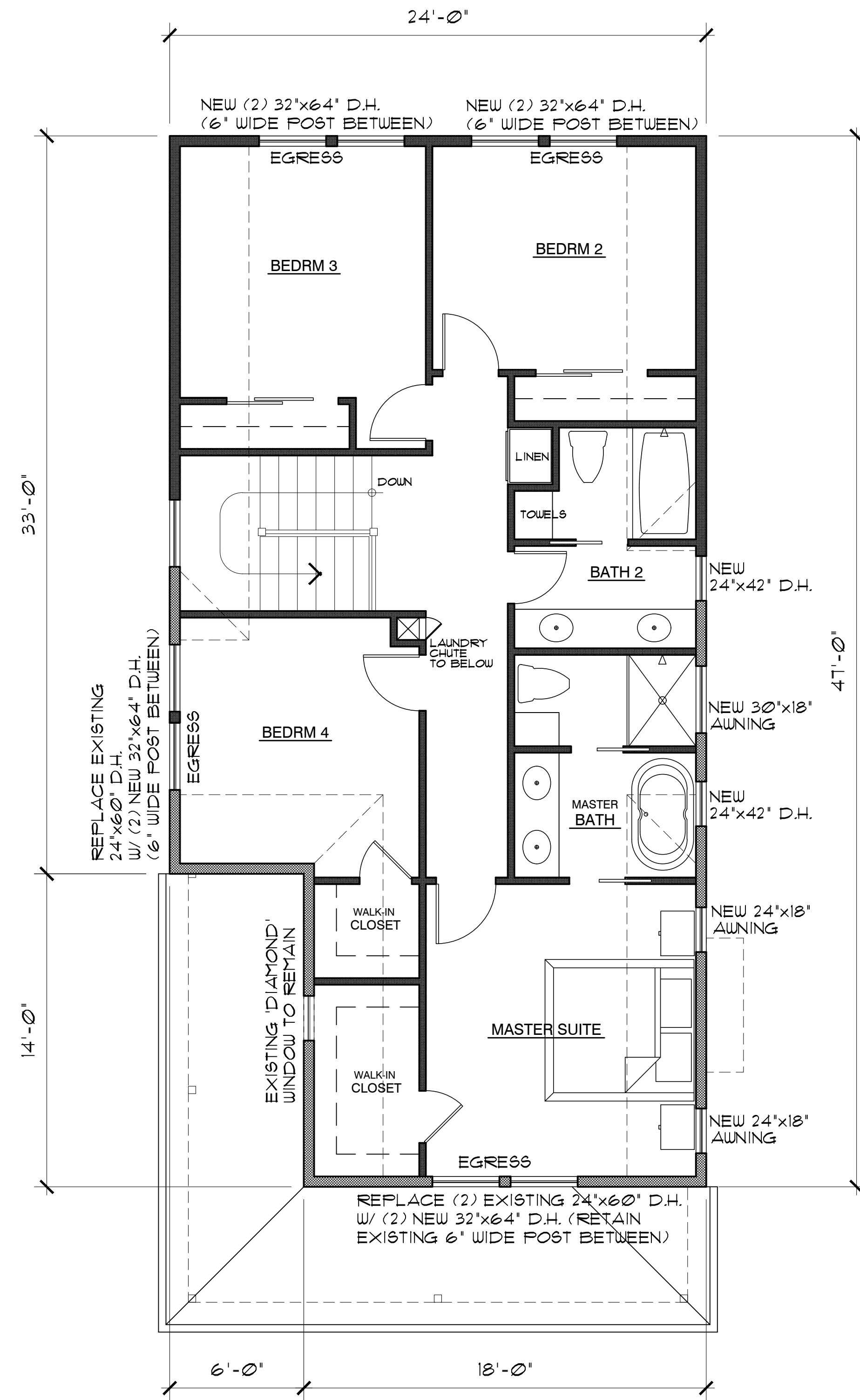
NOT FOR  
PRELIMINARY  
CONSTRUCTION



PROPOSED  
**LOWER LEVEL FLOOR PLAN**  
UNFINISHED AREA = 588 sq.Ft. 1/4" = 1'-0"



PROPOSED  
**MAIN LEVEL FLOOR PLAN**  
PROPOSED FINISHED LIVABLE AREA = 1044 sq.Ft. 1/4" = 1'-0"



PROPOSED  
**UPPER LEVEL FLOOR PLAN**  
PROPOSED FINISHED LIVABLE AREA = 982 sq.Ft. 1/4" = 1'-0"

a Custom Remodel for  
**Nicolette Hydes**

1847 6th Avenue  
West Linn, Oregon

PROJ. NO. : 1885  
FILE : X-XX  
DATE : 6/5/19

SHEET #

**A4**

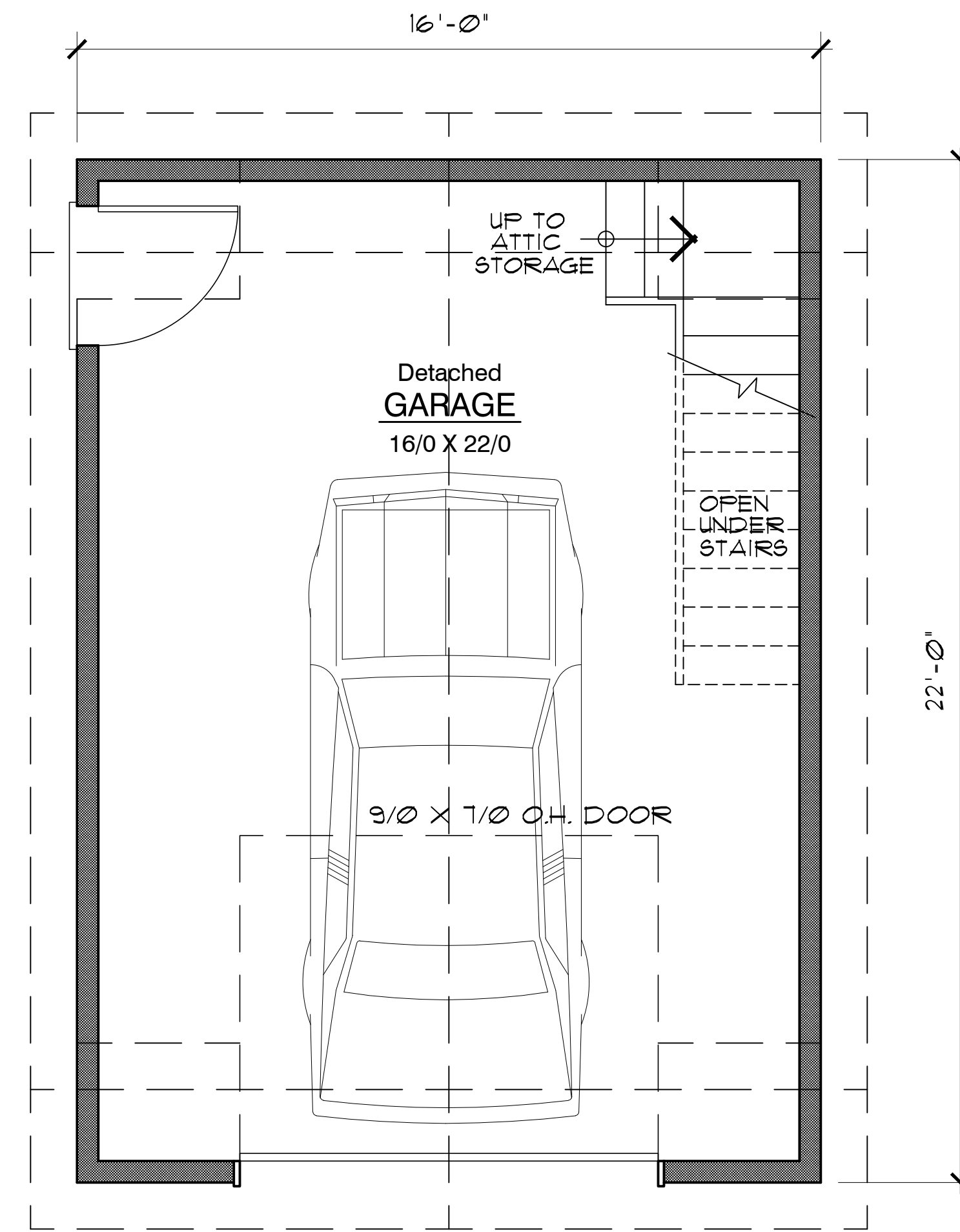
PRELIM  
PROPOSED  
FLOOR PLANS



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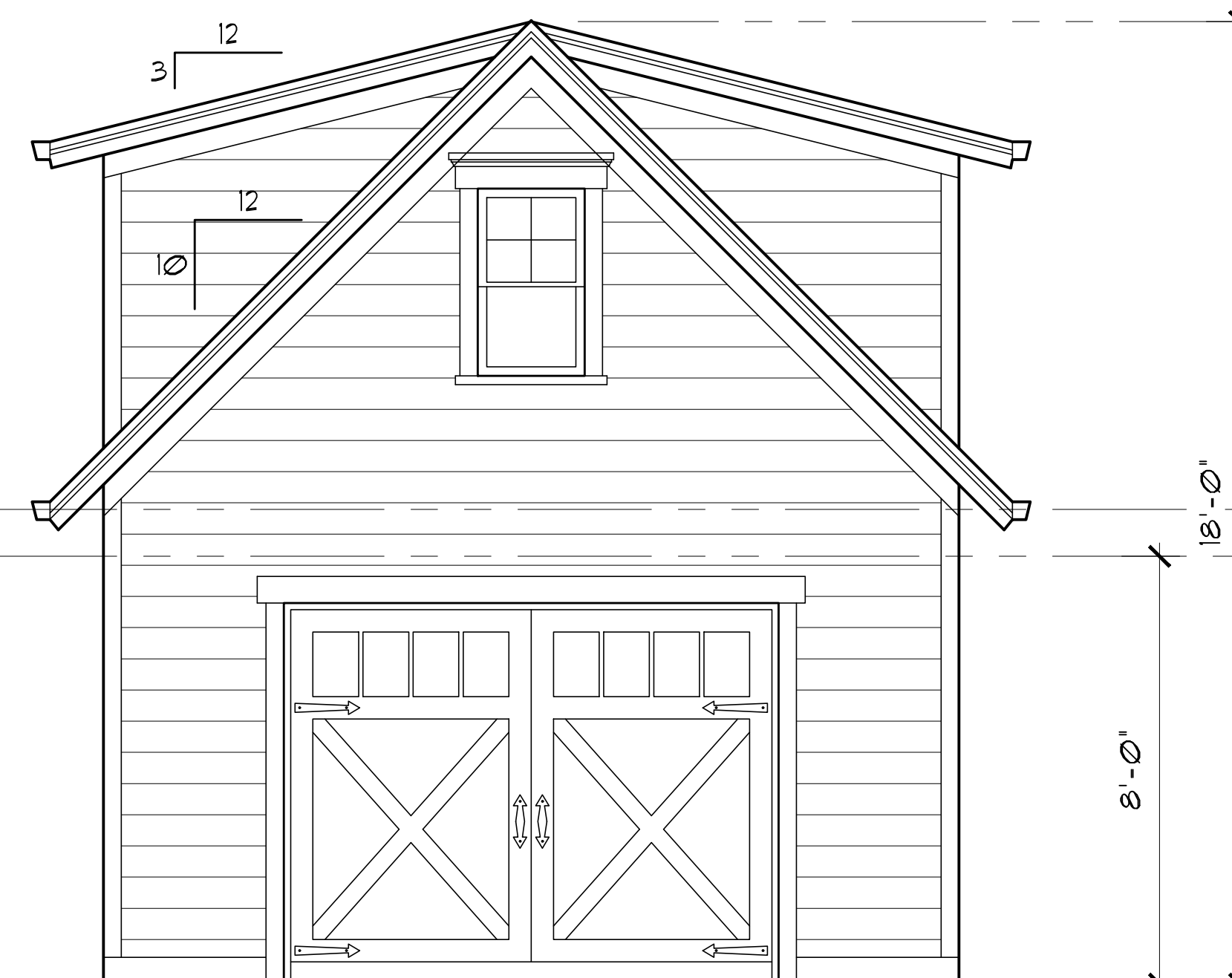
NOT FOR  
PRELIMINARY  
CONSTRUCTION



PROPOSED  
**GARAGE FLOOR PLAN**  
( ALLEY ACCESS )



PROPOSED  
**GARAGE ELEVATION**  
( WEST SIDE )



PROPOSED  
**GARAGE ELEVATION**  
( SOUTH SIDE FACING ALLEY )

a Custom Remodel for  
**Nicolette Hydes**

1847 6th Avenue  
West Linn, Oregon

PROJ. NO. : 1885  
FILE : A-ELV  
DATE : 6/5/19

SHEET #

**A5**

PROPOSED  
DETACHED GARAGE



# HISTORIC EXHIBIT

## 1847 6<sup>th</sup> Ave

Queen Anne Vernacular, ca 1900.  
Dorothy A. Losey House

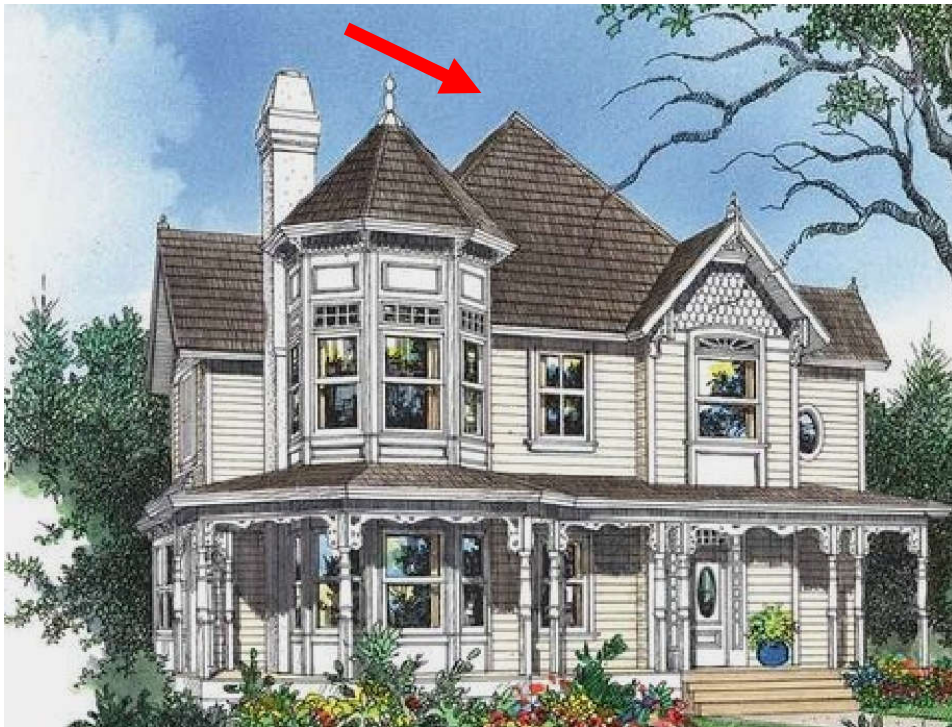
The code section referenced about this is 25.060.A(7):

*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.*

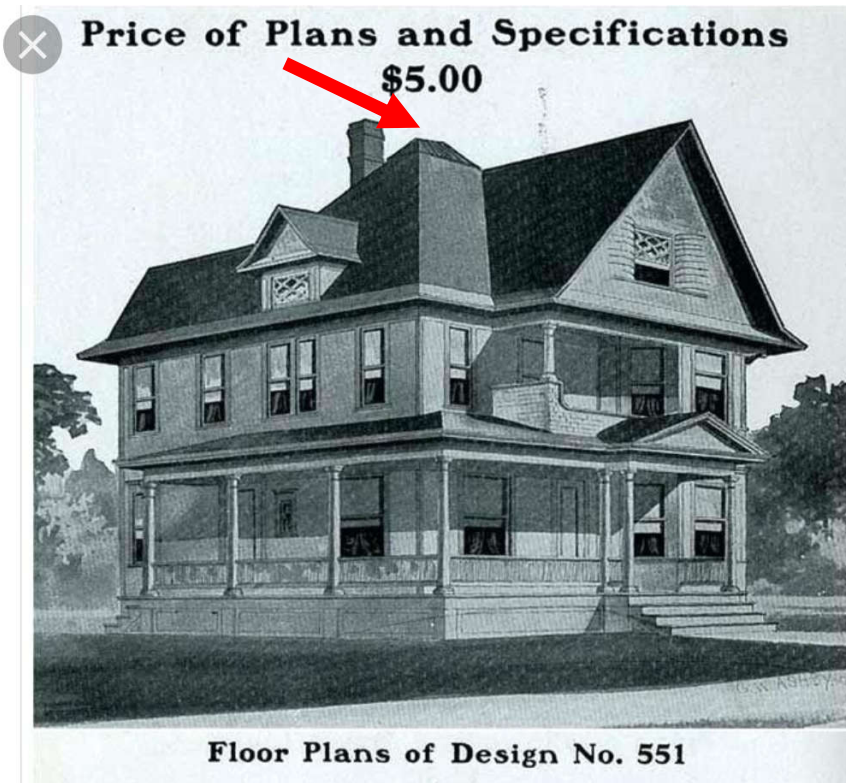
Comments:

1. Smaller by sq.ft. than the original house and attached to rear.
2. Higher roof peak was a common design detail of Queen Anne homes in West Linn and surrounding areas.
3. Precedent - Neighboring period homes have the same detail.

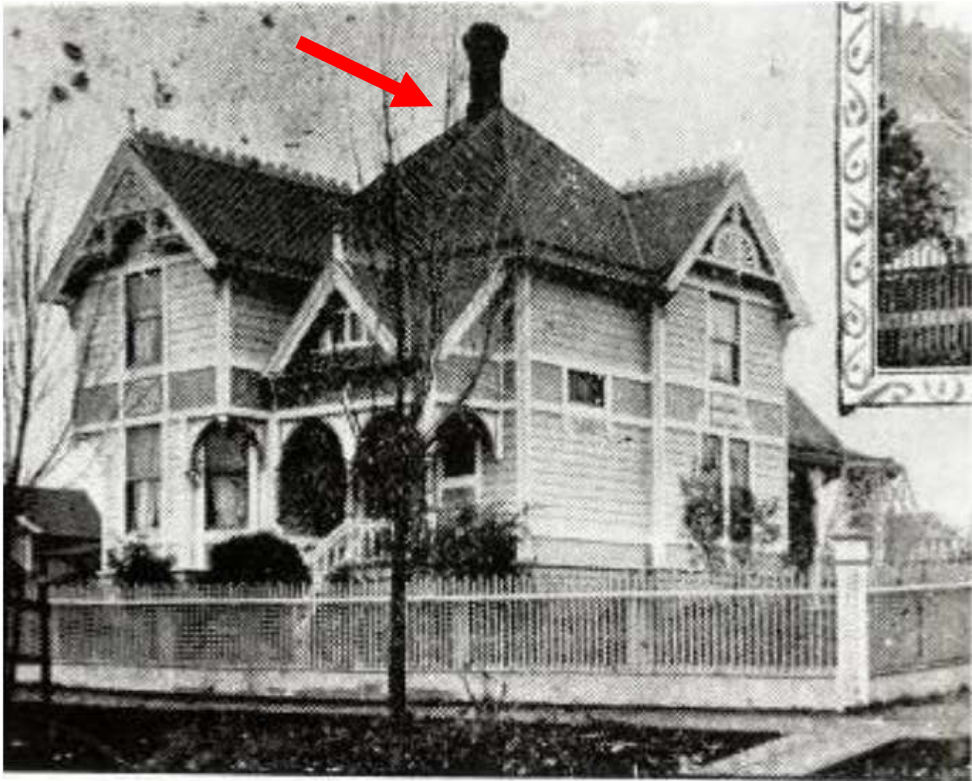
Roof higher than front gable – Common design detail



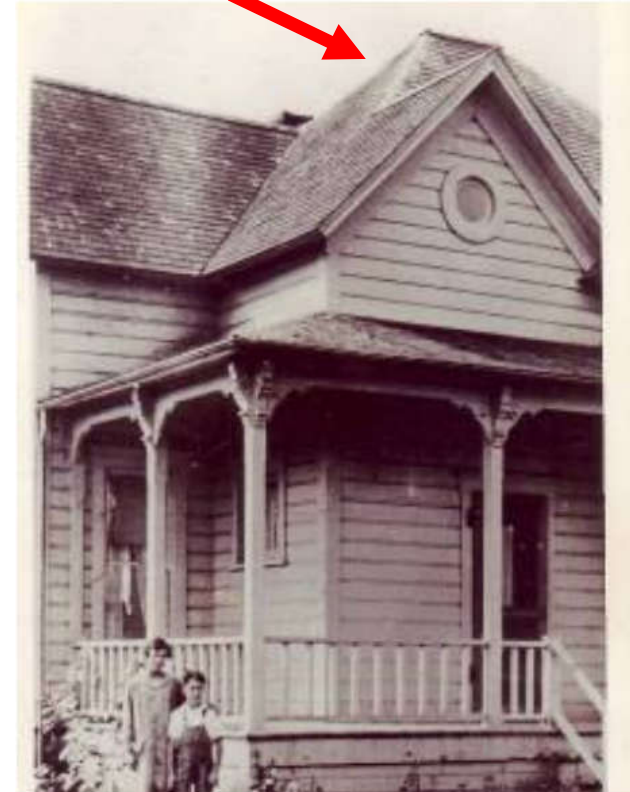
Roof higher than front gable – Common design detail consistent with style



# Roof higher than front gable – West Linn



1892 4<sup>th</sup> Ave- Olsen House



Nicholas Walden House (1895)- 1847 5<sup>th</sup> Ave.

# Roof higher than front gable – in West Linn



**New home directly across the street from 1847 6<sup>th</sup> Ave**



**Patricia, Guy and Minnie Gross, ca late 1920's. See No. 14 on the tour.**

# Massing, proportions, scale and roof lines



# Roof Lines - Consistent Eaves

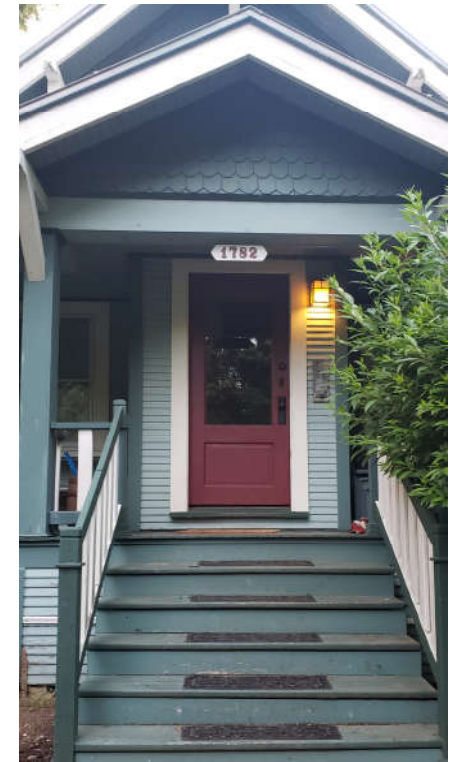
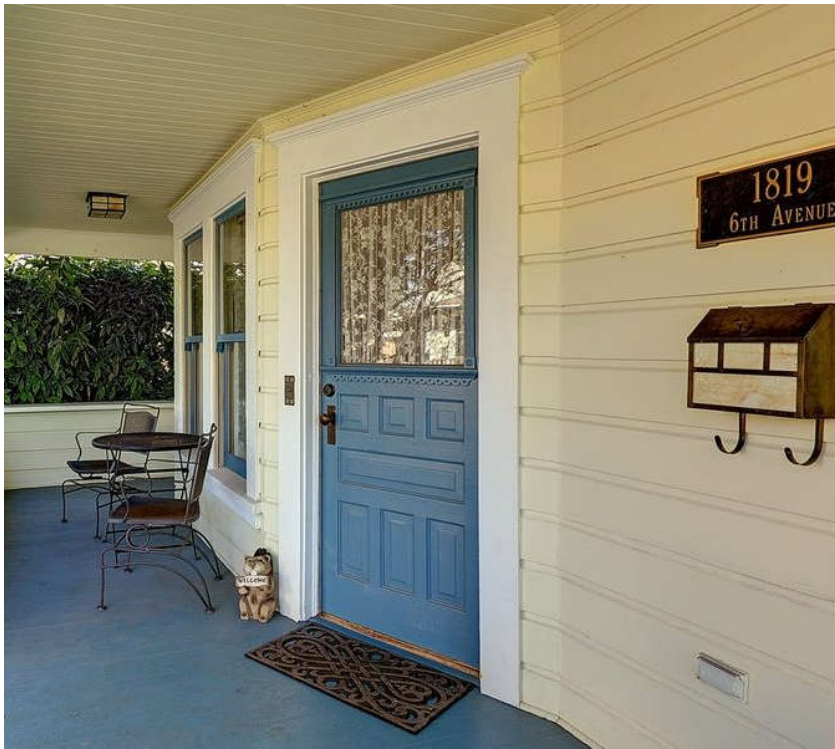




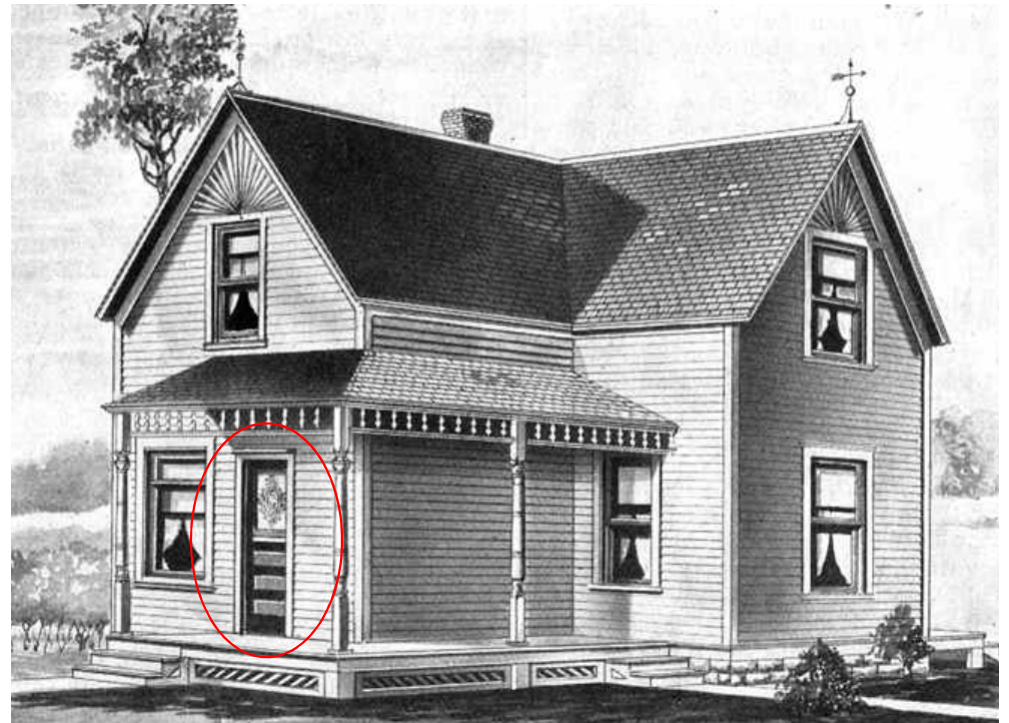
# Multiple peaks



# Front Door – Homes in West Linn



Glass Front Door (half-lite) – common with this houseplan



Double window on the side –common with this house plan



**Honor Bilt**

*The Silverdale*  
No. 2011 "Already Cut" and Fitted.  
**\$2,247<sup>00</sup>**

See Description of Honor Bilt Houses on Page 7.

At the price quoted we will furnish all the material to build this seven-room house, consisting of lumber, lath, shingles, mill work, medicine case, flooring, porch ceiling, siding, finishing lumber, building paper, eaves trough, down spout, sash weights, hardware and painting material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

COMFORTABLE home suitable for a



*Oklahoma Houses By Mail*

**MODERN HOME No. 110**

Double window on the side – homes in Willamette District



# Garage Heights over 15'

1611 6<sup>th</sup> Ave (18', 3' SB)

1777 6<sup>th</sup> Ave (25', 3' SB)

1850 6<sup>th</sup> Ave (18' +, 6' SB)

1716 4<sup>th</sup> Ave (18', 3' SB)

1630 6<sup>th</sup> Ave (20', 5½' SB)

1780 6<sup>th</sup> Ave (16', 1' SB)

1865 6<sup>th</sup> Ave (16', 14' SB)

1788 4<sup>th</sup> Ave (20', 3' SB)

1639 6<sup>th</sup> Ave (18', 3' SB)

1818 6<sup>th</sup> Ave (16' +, 0' SB)

1891 6<sup>th</sup> Ave (>20'+, 3' SB)

1798 4<sup>th</sup> Ave (>20', 3' SB)

**1689 6<sup>th</sup> Ave (16', 3' SB)**

1831 6<sup>th</sup> Ave (18', 3' SB)

1674 5<sup>th</sup> Ave (25', 5' SB)

1892 4<sup>th</sup> Ave (24', 3' SB)

 Brand new house under construction

# Examples of Detached Garages over 15'



# Garages over 15'





# Garages over 15'



# Garages over 15'



## Other Relevant Historic Homes in Willamette District



**1822 5<sup>th</sup> Ave- Miller-Baker House (1899)**



**1492 13<sup>th</sup> Street (1897)**



**1870 6<sup>th</sup> Ave. (1907) – Capen House**



**1296 12<sup>th</sup> Street (1906) – Sheriff Mass House**



**The Joseph H. Ralston House, ca 1910. See No. 30 on the tour.**



Existing Front  
Views of 1847 6<sup>th</sup> Ave



# Views of 1847 6<sup>th</sup> Ave from street





# Front view of Sister House next door

