



**STAFF REPORT  
FOR THE HISTORIC REVIEW BOARD**

**FILE NUMBER:** DR-19-04

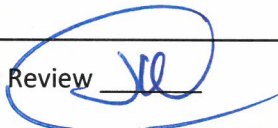
**HEARING DATE:** November 19, 2019

**REQUEST:** Class II Historic Design Review – The proposal is to remodel the existing home at 1808 4th<sup>th</sup> Avenue, including replacing windows, a new garage door, and replacing the existing metal carport.

**APPROVAL CRITERIA:** Community Development Code Chapter 13, R-5 Zoning  
Community Development Code Chapter 25, Historic Resources  
Community Development Code Chapter 99, Quasi-Judicial Decision Making

**STAFF REPORT PREPARED BY:** Jennifer Arnold, Associate Planner

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Community Development Director's Review 

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## GENERAL INFORMATION

**APPLICANT/  
OWNER:**

Jennifer & John Ludemann  
1808 4<sup>th</sup> Ave  
West Linn, OR 97068

**SITE LOCATION:**

1808 4<sup>th</sup> Ave

**LEGAL**

**DESCRIPTION:**

Clackamas County Assessor's Map 3-1E-02BD, Tax Lot 400

**SITE SIZE:**

10,000 square feet

**ZONING:**

R-5, Single Family Residential Detached and Attached/Duplex

**COMP PLAN**

**DESIGNATION:**

Medium Density Residential

**120-DAY PERIOD:**

This application became complete on October 10, 2019. The 120-day maximum application processing period ends on February 7, 2020.

**PUBLIC NOTICE:**

Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on November 5, 2019. The property was posted with a sign on November 7, 2019. In addition, the application has been posted on the City's website. The notice requirements of CDC 99 have been met.

## EXECUTIVE SUMMARY

The subject property is located in both the Willamette Historic District Overlay and Willamette Historic District National Register. It is an eligible, contributing historic home located in the Willamette neighborhood on the north side of 4<sup>th</sup> Avenue, at the corner of 13<sup>th</sup> Street and 4<sup>th</sup> Avenue.

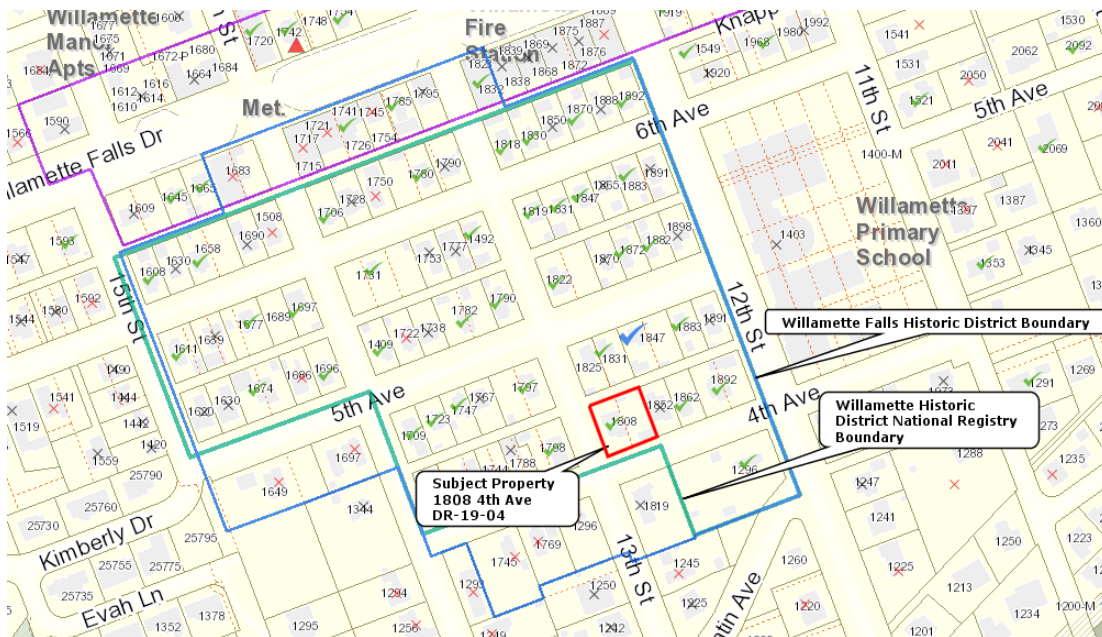
The applicant is proposing to remodel the existing home at 1808 4<sup>th</sup> Avenue, including replacing windows, a new garage door, and replacing the existing metal carport.

## APPROVAL

Staff finds that the applicant's proposal, supplemented with the conditions of approval, meets the applicable criteria. Therefore, staff recommends approval.

## BACKGROUND

The subject property is 1808 4<sup>th</sup> Avenue and located in the Willamette neighborhood at the corner of 13<sup>th</sup> Street and 4<sup>th</sup> Avenue. This property is located within both the Local and National Willamette Historic Districts.



**Site Conditions:** The lot currently accommodates a contributing single family house, constructed c. 1916 in the bungalow style. The property was included in the 1984 Clackamas County Cultural Resource Inventory (Clackamas County Inventory). The survey forms are attached as Exhibit HRB-3.





*North (Front) Elevation (taken from 4<sup>th</sup> Ave)*



*West Elevation (Side – taken from 13<sup>th</sup> Street)*

Project Description: The proposal is to remodel the existing home at 1808 4<sup>th</sup> Avenue, including replacing windows, a new garage door, and replacing the existing metal carport.



Surrounding Land Use: The subject property is located near the Willamette Historic District National Registry District southern boundary. The surrounding properties are all zoned R-5 and across 4<sup>th</sup> Avenue the properties are zoned R-10.

Public comments. As of the publication of this staff report, staff has not received any comments from the public.

## **ANALYSIS**

CDC Chapter 13, R-5 Zoning and CDC Chapter 25, Historic Resources apply to this project. Staff has found the proposal is consistent with the applicable criteria.

## **RECOMMENDATION**

**Staff recommends approval of application DR-19-04 subject to the following proposed conditions:**

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-4.

## APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

### DR-19-01

#### CHAPTER 13, R-5 ZONING

##### 13.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

**Staff Finding 1:** These criteria are met. The existing single-family home is permitted outright and the lot meets the minimum size requirements. The existing home is less than the maximum allowed height of 35 feet with no proposed changes. No proposed changes to the existing FAR or lot coverage.

#### CHAPTER 25, HISTORIC RESOURCES

##### 25.030 PERMITTED USES

*Unless otherwise provided for in this chapter, uses permitted by the base zoning district that are in accordance with the CDC are allowed on sites containing historic resources.*

**Staff Finding 2:** A detached single family residence is a permitted use within the zone. The criterion is met.

##### 25.040 HISTORIC DESIGN REVIEW PROCESSES

*Proposed changes to historic resources that are not exempted by subsection A of this section, Exemptions from historic design review, are subject to subsection B of this section, Class I historic design review, or subsection C of this section, Class II historic design review. Class I historic design review addresses significant changes that warrant staff review. Class II historic design review addresses major changes including additions and new construction, subject to Historic Review Board approval. The processes for conducting Class I and Class II historic design review are in Chapter 99 CDC.*

...

*C. Class II historic design review. All proposed new construction, alterations, and additions, not identified as exempt under subsection A of this section, or subject to Class I historic design review under subsection B of this section, are subject to Class II historic design review and must meet the applicable approval standards.*

**Staff Finding 3:** The applicant has submitted an application for a Class II Historic Design Review. Alterations require Class II historic design review. Subject to the review and approval of the HRB, the criterion could be met.

##### 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.*

**Staff Finding 4: The existing carport and the doors proposed to be replaced were installed in the 1960s and those materials are not proposed to be retained. The new doors and windows will look similar to the existing style but made from a material compatible with the district standards. The criterion is met.**

- 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.*

**Staff Finding 5: The applicant is not proposing any additions but does propose to replace windows and doors of the existing home. The applicant proposes to reuse as much original materials as possible, however the majority of the proposed work corrects alterations made in the 1960s. This criteria is met.**

*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.*

**Staff Finding 6: Staff adopts the applicant's findings on page 3 of the applicant's submittal, related to the time period consistency. This criterion is met.**

- 3. 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.*



**Staff Finding 7: The original structure is of historical significance and protected under Goal 5. There is a poorly constructed metal carport that is proposed to be replaced with this application. Staff adopts the applicant's findings on page 3 of the applicant's submittal. This criterion is met.**

- 4. 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.*

**Staff Finding 8: Staff adopts the applicant's findings on page 3 of the applicant's submittal as it relates to the differentiating the old and new construction. This criterion is met.**

- 5. 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.*

**Staff Finding 9: Staff adopts the applicant's findings on page 3 of the applicant's submittal as it relates to the differentiating the old and new construction. This criterion is met.**

- 6. 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*

**Staff Finding 10: No additions are proposed with this application. This criteria does not apply.**

- 7. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.*

**Staff Finding 11: No proposed change to the existing height and roof pitch. There is no proposed change in height of the existing home. Staff adopts the applicant's findings on page 4 of the applicant's submittal. This criteria does not apply.**

- 8. 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.*

**Staff Finding 12: The applicant proposes to replace the existing roof with 3-tab architectural composition shingles to match the neighboring homes. Per CDC 25.040.A(5) the proposed roof replacement is exempt from historic design review. This criterion is met.**

- 9. 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.*

**Staff Finding 13: The applicant proposes to replace metal and plastic doors and windows with wood windows and doors. No proposed changes to the dimensions of windows and doors and no alteration to the exterior walls with this application. This criterion is met.**

*10. 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.*

**Staff Finding 14: The applicant does not propose any new exterior walls or siding. This criterion does not apply.**

*11. 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.*

**Staff Finding 15: No proposed changes to the existing gutters. This criterion does not apply.**

*12. 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.*

**Staff Finding 16: The window replacements are proposed to be Marvin wood and classic sash to match the period. See applicant's submittal for window choice. No new windows are proposed. This criterion does not apply.**

*13. 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.*

**Staff Finding 17: No storm windows are proposed. This criterion does not apply.**

*14. 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.*

**Staff Finding 18: The new windows are proposed to be Marvin wood and classic sash to match the period. See applicant's submittal for window choice. This criterion is met.**

*15. Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance.*

**Staff Finding 19: The existing French doors leading to the side yard are proposed to be replaced with solid wood French doors and painted to match the house color. See applicant’s submittal for door choice. This criterion is met.**

*16. Porches. Front porches are allowed on new construction...*

**Staff Finding 20: No new porches are proposed. This criterion does not apply.**

*17. Decks. Decks shall be located in rear yard or the portion of the side yard behind the front 50 percent of the primary structure.*

**Staff Finding 21: No decks are proposed. This criterion does not apply.**

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

- 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 27 CDC).*

**Staff Finding 22: No proposed changes to the existing foundation are proposed with this application. This criterion does not apply.**

*19. 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.*

**Staff Finding 23: No new lighting is proposed with this application. This criterion does not apply.**

*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:*

- 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)*

**Staff Finding 24: No proposed changes to the footprint of the existing garage or carport. The applicant proposes to replace the metal carport with a stick-built wooden structure and replace the existing garage door with one that fits the character of the neighborhood. This criteria is met.**

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

**Staff Finding 25: Staff adopts the applicant’s findings on compatibility found on page 7 of the applicant’s submittal. This criterion is met.**

*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.*

*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.*

*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](#)).*

*1. New construction shall complement and support the district. The historic district’s defining characteristics include a discernible aesthetic rhythm of massing, scale, and siting. Infill buildings shall not deviate in a detracting manner from these elements, but appear as complementary members of the district, by conforming to the following:*

- a. Lot or parcel size, massing, scale, proportion, form, siting, floor area ratio, window patterns, building divisions, and height shall correspond to the contributing buildings within the district, and any specific historic district standards and the applicable requirements of the underlying zone.*
- b. Infill buildings shall relate to and strengthen the defining characteristics, including architectural style, without replicating the historic buildings. Buildings shall differentiate by use of materials, mechanical systems, construction methods, and, if applicable, signage. Architectural style shall not be the primary indicator of differentiation.*
- c. Mechanical and automobile infrastructure must be appropriately concealed when not consistent with the district’s character.*

*2. Reconstruction. Reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions shall be done in accordance with the Secretary of the Interior’s Standards for Reconstruction.*

3. *Archaeological resources shall be preserved in place or mitigated. When new construction must disturb archaeological resources, mitigation measures shall be carried out consistent with applicable state and federal laws. As appropriate, information yielded from archaeological mitigation shall be interpreted in the new building or site.*

**Staff Finding 26: The standards above are not applicable. No new homes are proposed.**

*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.*
- 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.*

**Staff Finding 27: The proposal does not impact the front yard setback. These criteria are met.**

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.*

**Staff Finding 28: The applicant does not propose any changes to the rear yard or interior side setback. This criteria does not apply.**

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

- a. *Bays, porches and chimneys and other projections may intrude two feet into side street yard setback; and*
- b. *One and two story accessory structures may be sited within five feet of the side street property line.*

**Staff Finding 29: The applicant does not propose any changes to the side street setback. This criteria does not apply.**

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.*

**Staff Finding 30: No proposed changes to the rear yard setback. This criterion does not apply.**

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.*

**Staff Finding 31: This standard is not applicable. No new home is proposed and the property is not a corner lot.**

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.*

**Staff Finding 32: This standard is not applicable. This is an existing lot with an existing home.**

7. *Building height.*

- a. *Residential structures are limited to 28 feet in height. Cupolas and towers shall not exceed 50 feet in height.*
- 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.*
- 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.*

**Staff Finding 33: No new accessory structures are proposed. The applicant proposes to replace the existing metal carport with, but keep the existing footprint and height. Subject to the HRB approval, these criteria are met.**

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.*

**Staff Finding 34: The proposal does not impact the home's width or front façade width. This criterion is met.**

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

**Staff Finding 35: No proposed change to the existing height and roof pitch. This criterion is met.**

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.*
- b. *Parking areas.*
  - 1) *No residential lot shall be converted solely to parking use.*
  - 2) *No rear yard area shall be converted solely to 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)*

**Staff Finding 36: See staff finding 24. The applicant does not propose any additional parking areas. This criteria is met.**

#### 25.080 MODIFICATIONS TO DESIGN STANDARDS

*This section provides for deviation from site development standards in this chapter to enable flexibility and innovation consistent with the purposes of this chapter while ensuring that the features that historic designations are intended to preserve are maintained.*

A. *Applicability. The provisions of Chapter 75 CDC, Variance, shall not apply to the standards in this chapter.*

B. *Assessment of modification. When an applicant proposes an alternative to the standards of this chapter the approval authority shall grant a modification when:*

- 1. *Historical records. The applicant demonstrates by review of historical records or photographs that the proposed alternative is consistent with and appropriate to the architecture in the historic district, or is appropriate to the applicable style of architecture;*
- 2. *Consistency. The resulting development of the proposal would be consistent with the intent of the standards for which the modification is requested, as determined by the approval authority;*
- 3. *Negative impacts. Negative impacts to adjacent homes and/or a historic district will be minimized. These include, but are not limited to, loss of solar access, light, or air to an adjacent structure, and scale or mass that visually overwhelm or are not deferential to an adjacent landmark or contributing structure; and*
- 4. *Exceptional architecture. The proposal incorporates exceptional and appropriate architectural elements into the building. (Ord. 1614 § 6, 2013)*

**Staff Finding 37: No modifications to the design standards are proposed by the applicant.**

**HRB -1**



# AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

## GENERAL

File No. DR-19-04 Applicant's Name Jennifer Ludemann  
Development Name 1804 4th Ave  
Scheduled Meeting/Decision Date 11-19-19

**NOTICE:** Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

## TYPE A

- A. The applicant (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- B. Affected property owners (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- C. School District/Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- F. All parties to an appeal or review (date) \_\_\_\_\_ (signed) \_\_\_\_\_

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) \_\_\_\_\_ (signed) \_\_\_\_\_  
City's website (posted date) \_\_\_\_\_ (signed) \_\_\_\_\_

## SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 11/7/19 (signed) Jenith Auld

**NOTICE:** Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

## TYPE B

- A. The applicant (date) 11-5-19 (signed) Alynn Schroeder
- B. Affected property owners (date) 300 Sept 11-5-19 (signed) Alynn Schroeder
- C. School District/Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) all 11-5-19 (signed) Alynn Schroeder

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: 11-5-19 (signed) Alynn Schroeder

**STAFF REPORT** mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) 11/7/19 (signed) Jenith Auld

**FINAL DECISION** notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) \_\_\_\_\_ (signed) \_\_\_\_\_



**HRB- 2**

**CITY OF WEST LINN  
HISTORIC REVIEW BOARD PUBLIC HEARING NOTICE  
FILE NO. DR-19-04**

The West Linn Historic Review Board (HRB) is scheduled to hold a public hearing on **Tuesday, November 19, 2019, at 6:00 p.m.** in the Council Chambers at City Hall, 22500 Salamo Road, West Linn, for the purpose of making a decision on a Class II Design Review application. The proposal is to remodel existing home at 1808 4th<sup>th</sup> Avenue, including replacing windows, a new garage door, and replacing the existing metal carport.

**Anyone wishing to present written or oral testimony for consideration on this matter shall submit all material prior to or at the HRB public hearing.**

Criteria applicable to the request are found in CDC Chapter 25 and 99. A decision of approval or disapproval of the request by the HRB will be based solely upon these criteria. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

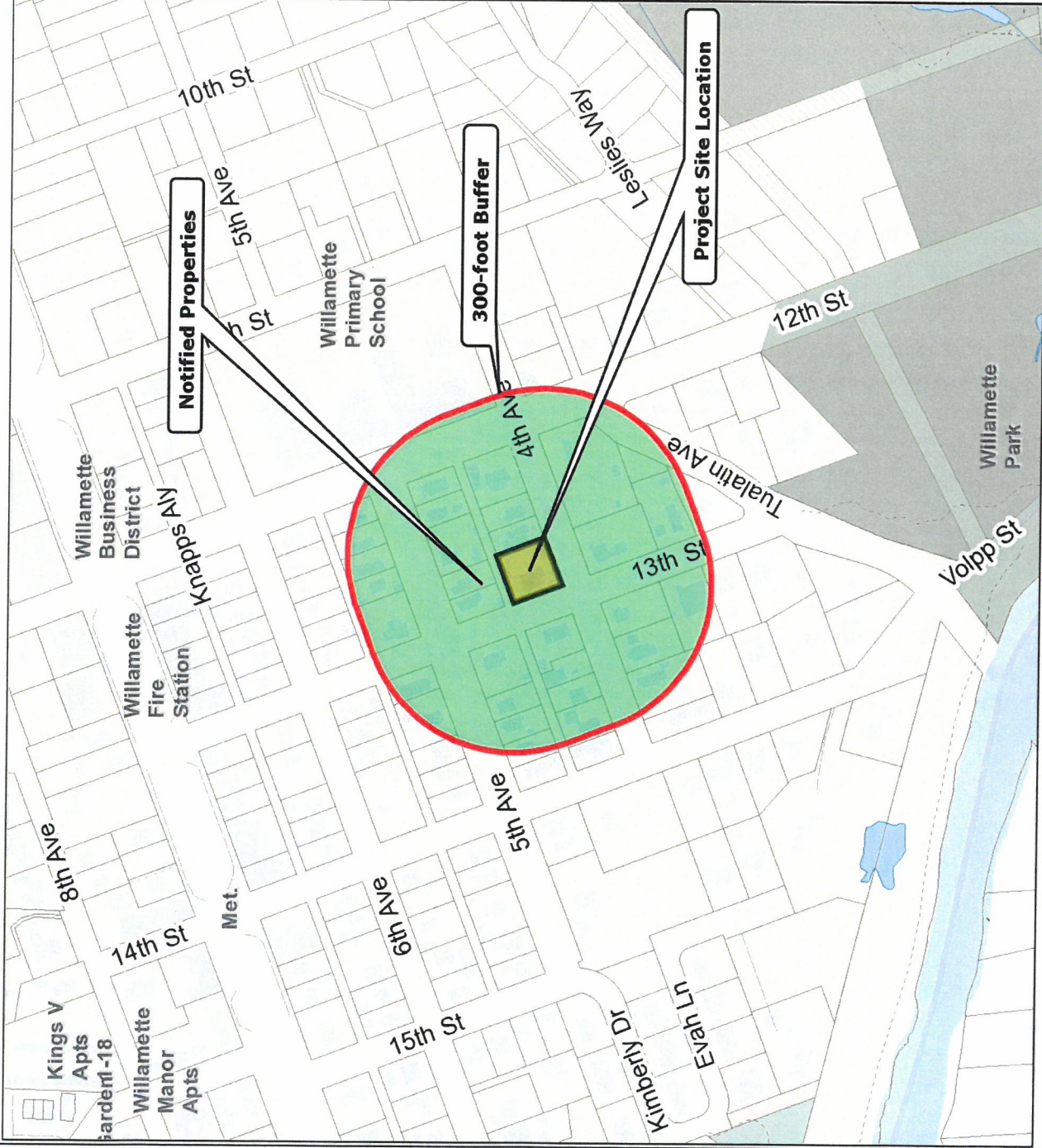
The approval criteria from the CDC are available for review at City Hall, at the West Linn Library, and at <https://www.codepublishing.com/OR/WestLinn/#!/WestLinnCDC/WestLinnCDC01.html>.

You have been notified of this proposal because County records indicate that you own property within 300 feet of the affected site on Clackamas County Assessor's Map 31E02BD, Tax Lot 400, or as otherwise required by Chapter 99 of the CDC.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site <https://westlinnoregon.gov/planning/1808-4th-avenue-class-ii-historic-design-review-notifications-existing-single-family-home>. Copies can also be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Associate Planner Jennifer Arnold at [jarnold@westlinnoregon.gov](mailto:jarnold@westlinnoregon.gov) or 503-742-6057. Alternately, visit City Hall, 22500 Salamo Road, West Linn, OR 97068.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. **It is important to submit all testimony in response to this notice.** Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

DR-19-04 1808 4th Ave



0 150  
Feet

Scale 1:3,600 - 1 in = 300 ft  
Scale is based on 8-1/2 x 11 paper size



Map created by: LSCHRODER  
Date Created: 05-Nov-19 09:10 AM

**WEST LINN GIS**

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Map scale is approximate. Source: West Linn GIS (Geographic Information System) MapOutput.

**HRB- 3**



# Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
<b>address:</b>	1808 4th Ave West Linn, Clackamas County	<b>historic name:</b>	
<b>assoc addresses:</b>		<b>current/other names:</b>	
<b>location descr:</b>		<b>block/lot/tax lot:</b>	
		<b>twshp/rng/sect/qtr sect:</b>	3S 1E 2
PROPERTY CHARACTERISTICS			
<b>resource type:</b>	Building	<b>height (stories):</b>	2.0
<b>elig evaluation:</b>	eligible/contributing	<b>total elig resources:</b>	2
<b>prim constr date:</b>	c.1916	<b>total inelig resources:</b>	0
		<b>NR Status:</b>	Listed in Historic District
		<b>second date:</b>	
		<b>date indiv listed:</b>	09/24/2009
<b>primary orig use:</b>	Single Dwelling	<b>orig use comments:</b>	
<b>second orig use:</b>		<b>prim style comments:</b>	
<b>primary style:</b>	Bungalow (Type)	<b>sec style comments:</b>	
<b>secondary style:</b>		<b>siding comments:</b>	
<b>primary siding:</b>	Horizontal Board	<b>architect:</b>	
<b>secondary siding:</b>		<b>builder:</b>	
<b>plan type:</b>	Bungalow		
<b>comments/notes:</b>			
Ewalt Leisman/twin of 1674 5th-- This house has a 2 car garage located to the right of the house which is accessible from 4th. JES			
GROUPINGS / ASSOCIATIONS			
<b>Survey/Grouping Included In:</b>		<b>Type of Grouping</b>	<b>Date Listed</b>
West Linn Selective RLS 2011		Survey & Inventory Project	<b>Date Compiled</b>
West Linn Survey- Willamette Conservation District		Survey & Inventory Project	2011
West Linn, Willamette Falls Neighborhood, RLS 2008		Survey & Inventory Project	2006
Willamette Historic District		Listed Historic District	2008
			09/24/2009
			2008
SHPO INFORMATION FOR THIS PROPERTY			
<b>NR date listed:</b>	09/24/2009	<b>106 Project(s):</b>	None
<b>ILS survey date:</b>		<b>Special Assess</b>	None
<b>RLS survey date:</b>	03/17/2006	<b>Project(s):</b>	None
		<b>Federal Tax</b>	None
		<b>Project(s):</b>	
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
RESEARCH INFORMATION			
Title Records	Census Records	Property Tax Records	Local Histories
Sanborn Maps	Biographical Sources	SHPO Files	Interviews
Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
<b>Local Library:</b>		<b>University Library:</b>	
<b>Historical Society:</b>		<b>Other Respository:</b>	
<b>Bibliography:</b>			



**HRB-4**

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Jennifer Arnold</i>	PROJECT No(s). <i>DR-19-04</i>	
NON-REFUNDABLE FEE(S) <i>100.00</i>	REFUNDABLE DEPOSIT(S) <i>-</i>	TOTAL <i>100.00</i>

**Type of Review** (Please check all that apply):

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

**1808 4<sup>TH</sup> AVE. WEST LINN, OR. 97068**

Assessor's Map No.: *31E-028D*

Tax Lot(s): *400*

Total Land Area: *10,000 A*

**Brief Description of Proposal:** 1. NEW ROOF 2. NEW 2ND STORY MARVIN TRI-WINDOWS AT FRONT & BACK OF HOUSE, 3. NEW MARVIN FRENCH DOORS ONTO DECK. 4. NEW GARAGE DOOR 5. NEW ELECTRICAL & PLUMBING IN UP & DOWNSTAIRS BATHS 6. POSSIBLE REPLACEMENT OF BEDROOM WINDOWS AND METAL CARPORT USING SAME DIMENSIONS/FOOTPRINT AS EXISTING 7. REPAIR/REPLACE CRACKED SIDE WALK WITH NEW PAVEMENT. SEE ATTACHED

**Applicant Name:** **JENNIFER & JOHN LUDEMANN**  
(please print)

**Address:** **1808 4<sup>TH</sup> AVE.**

**City State Zip:** **WEST LINN, OR. 97068**

Phone: **(503)869-6134**

Email: **jjudemann@yahoo.com**

**Owner Name** (required): **JENNIFER LUDEMANN**  
(please print)

**Address:** **1808 4<sup>TH</sup> AVE.**

**City State Zip:** **WEST LINN, OR. 97068**

Phone: **(503)869-6134**

Email: **jjudemann@yahoo.com**

**Consultant Name:** **BO SULLIVAN /CLASSIC SASH & DOOR**  
(please print)

**Address:** **1106 SE SIXTH AVE.**

**City State Zip:** **PORTLAND, OR. 97214**

Phone: **(503)227-0202**

Email: **bo@classicsash.com**

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.

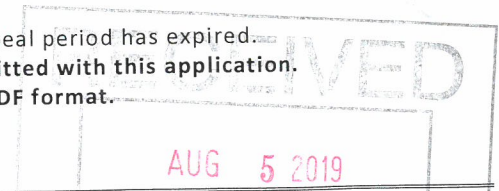
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.

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.

*Jennifer Judemann* 7/31/19  
 t's signature Date

*Jennifer Judemann* 7/31/19  
 Owner's signature (required) Date



NEW WOODEN FRENCH DOORS (SEE SPECS BELOW) TO REPLACE METAL AND PLASTIC FRENCH DOORS WHICH ARE NOT FUNCTIONING PROPERLY (PHOTO BELOW).





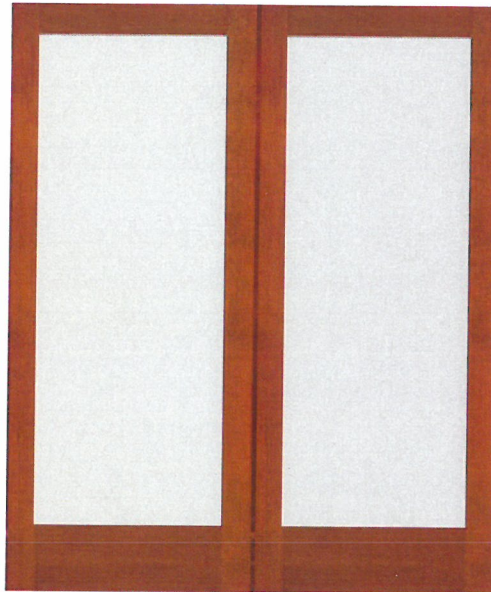
Transform your classic home.  
REPLACEMENT WINDOWS & DOORS

Jennifer & John Ludemann  
1808 4th Ave  
West Linn, OR 97068

02/04/19

[jludemann@yahoo.com](mailto:jludemann@yahoo.com)  
503-869-6134

### Ludemann Project Proposal



**SIMPSON 7001 70x78 VG FIR SIDE FRENCH DOORS w/WATERBARRIER**

- Remove current doors and frame, and dispose as directed
- LH Active Inswing, unfinished VG Fir interior, Ovolo sticking, Clear Low-E insulated glass
- 4-9/16" primed Framesaver rot-resistant jamb, Bronze Q-Lon compression weather-stripping
- [Waterbarrier w/Ultrablock](#) exposed-location performance upgrade
- Bronze-tone Aluminum Adjustable Composite Threshold
- (6) 4x4 Heavy Duty, Square-Corner Hinges with traditional Ball Tips in Antique Brass
- Prep for and install customer-provided double-bore 2-3/8" backset Latchset/Deadbolt
- Re-use interior trim and replace/improve exterior trim to match as closely as possible

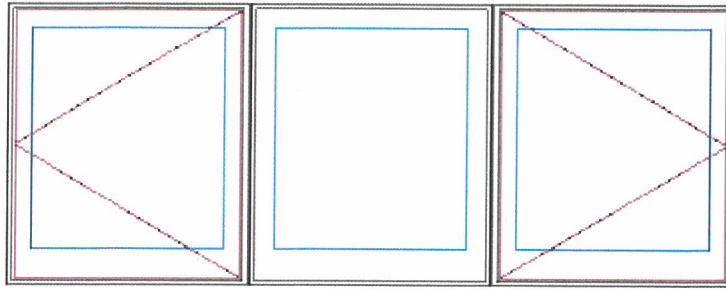
Product as described above, installed:

**\$4,795**

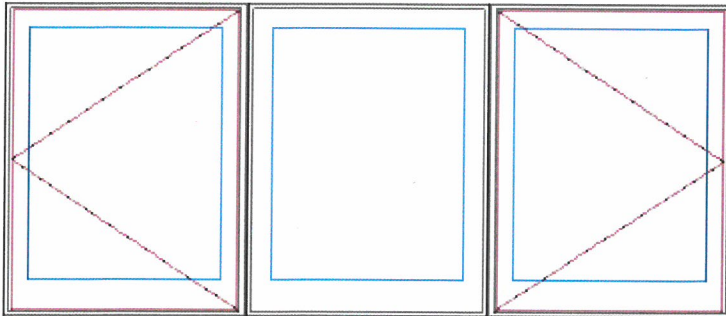
*(continued next page)*

P.O. Box 10392 Portland OR 97296 | 503.227.0202 | f 503.233.1867 | Showroom: 1106 SE 6<sup>th</sup> Avenue

NEW WINDOWS TO REPLACE EXISTING WHICH WERE CRACKED AND THE GLASS BROKEN DURING ACCIDENT WHEN SON FELL THROUGH WINDOWS AND REQUIRED STITCHES. CARDBOARD IN WINDOWS UNTIL REPLACED. MAY ALSO NEED TO REPLACE UPSTAIRS BATH (1) AND WEST FACING WINDOWS (2) WITH MARVIN WOOD, DUE TO WEATHERING AND



Front Assembly



Rear Assembly

**Furnish & Install: (2) Marvin Ultimate-Series Clad Casement Full-Frame-Window Assemblies**

- Existing sash/windows to be removed and disposed of as directed
- Factory-painted Pine interiors, Aluminum-clad exteriors in color TBD: \_\_\_\_\_
- Low E2 insulated glass, White-painted interior wood screens with high-transparency mesh
- Operable windows include upgrade Antique Brass rotary crank hardware
- Full-frame install includes 2-layer watershield, seal/flash/caulk frame, new primed wood trim

Two Full-Frame Rotary Casement/Fixed/Rotary Casement assemblies (6 units): \$8,335

<u>French Doors from Page 1:</u>	<u>\$4,795</u>
<b>Project Total:</b>	<b>\$13,130</b>
<u>5% All-In Project Discount:</u>	<u>(\$660)</u>
<b>Discounted Project Total:</b>	<b>\$12,470</b>

Estimated Project Duration: 2-3 days  
 Estimated Project Lead-Time: 10-16 weeks

*Prices are good for 30 days from date of quote. We reserve the right to correct addition errors.*

*Project Scheduling Notes: Lead-times are estimates only and may vary due to job queue, staffing, product delivery, etc. We typically provide a tentative installation date range about 2-3 weeks ahead, and then confirm schedule as install approaches. Projects are completed as quickly as scheduling allows, and we appreciate your patience and understanding during the process.*

(continued next page)



## General Project Notes

All orders are final - items are custom built, and are non-returnable.

**INCLUDED:** If not otherwise specified, this proposal includes Installation of any described customer-supplied hardware, new primed exterior trim and finish-ready interior trim, caulking/weatherproofing, and all debris testing and disposal fees required.

**NOT INCLUDED:** Costs of lockset or other hardware supplied by customer, or final painting/wood finishing, unless specified.

- Oregon License #54268
- All work is performed in a Lead-Safe certified manner
- All carpenters are covered by Workers Compensation Insurance
- Care is used to prevent dirt and dust from affecting the household – clean-up is done at the end of each work day
- Doors, windows and job site debris are hauled away and/or recycled as allowable
- Shop rate for additional work not covered in proposal is \$90/hr plus materials charges, on approval

## Payment Terms

50% deposit is due by check upon acceptance of proposal.

50% final balance is due by check on day of completion of installation.

*Note: Occasionally, loose ends may be left on a job (i.e., hardware on back order, a screen installation still pending, etc.). In such cases, payment for finished work is invoiced with adjustments for remaining work billed separately as completed.*

## Classic Sash & Door Workmanship Guarantee

We are proud of our craftsmanship and stand behind all our projects. The installation is guaranteed to meet manufacturer's specifications so that all product warranties are in force unless noted. If an issue arises during the two-year period following installation, Classic Sash & Door will work to repair or replace the defects at no charge wherever possible. After the two-year guarantee period, we will continue to provide service on all projects, however a service fee may be charged.

*Note: Should a manufacturer defect/warranty claim arise, Classic Sash & Door is not responsible for painting/finishing costs.*

To see specific company warranty and care/finishing details, please visit the following:

Marvin & Integrity Warranties: <http://www.marvin.com/support/warranty>  
Simpson Door Warranties: <http://www.simpsondoor.com/warranties/>  
Simpson Care & Finishing: <http://www.simpsondoor.com/care-finishing/>

Accepted: \_\_\_\_\_  
Homeowner

Date: \_\_\_\_\_

Received: \_\_\_\_\_  
Classic Sash & Door

Date: \_\_\_\_\_

When paying by mail, please send check to: Classic Sash & Door, P.O. Box 10392, Portland, OR 97296

**Finishing Touches:** The best quality hardware and painting/finishing job will greatly enhance your door/window investment. Classic Sash & Door will help you to find appropriate solutions for your project, and often works with the following sources:

<b>Builder's Hardware:</b>	Robert Stephens, <a href="#">Chown Hardware</a>	503-243-6500	<a href="mailto:roberts@chown.com">roberts@chown.com</a>
<b>Painting &amp; Staining:</b>	Duane Pontius, <a href="#">Aesthetic Finishes, Inc.</a>	503-519-2232	<a href="mailto:dpontius@comcast.net">dpontius@comcast.net</a>
<b>Glass Films/Tinting:</b>	Bill Lookabaugh, <a href="#">NW Window Tinting</a>	503-680-5245	<a href="mailto:bid@northwestwindowtinting.com">bid@northwestwindowtinting.com</a>

P.O. Box 10392 Portland OR 97296 | 503.227.0202 | f 503.233.1867 | Showroom: 1106 SE 6<sup>th</sup> Avenue



REPLACE EXISTING AUTOMATIC METAL SPRING HINGE DOOR (PHOTO BELOW) WITH NEW WAYNE DALTON LOW CLEARANCE CARRIAGE DOOR. SEE SPECS AND SPECIFIC MODEL DETAILS BELOW THE PHOTO OF THE EXISTING DOOR. NE DOOR WILL BE PAINTED TO MATCH THE HOUSE AND GARAGE.





**Wayne**  
**Dalton.**  
GARAGE DOORS

M O D E L

**6600**

CARRIAGE HOUSE STEEL



*Springfield panel, Custom painted after installation, Framed Insert Stockbridge windows*



unique.  
durable.  
stylish.

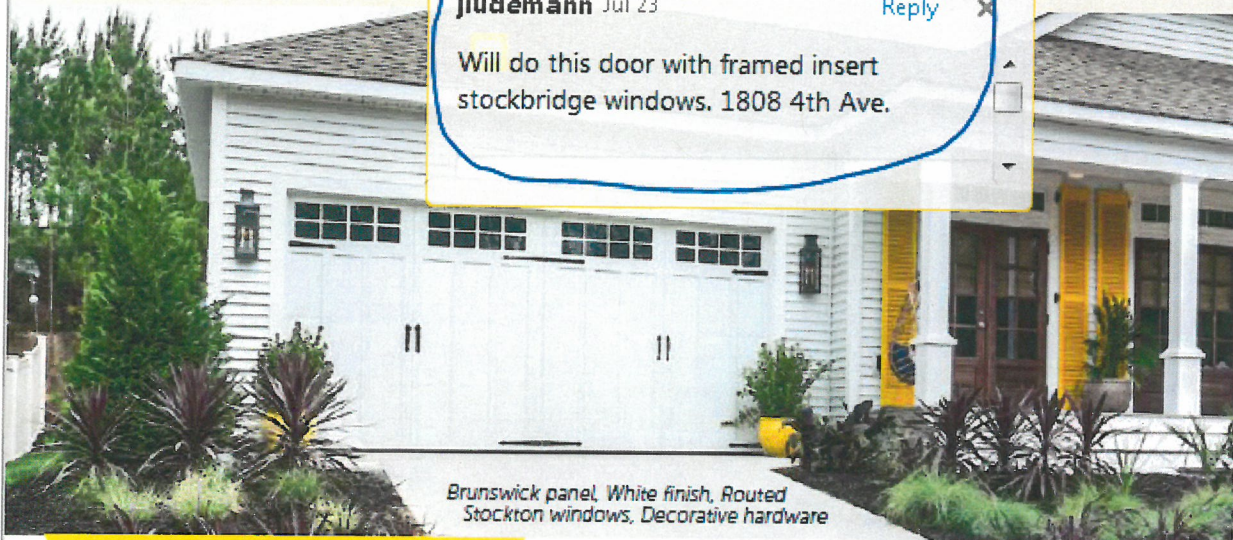
Made with two layers of steel,  
polyurethane foam insulation and  
DecaTrim™ II Overlays.

The Model 6600 is not only durable,  
but a unique way to add style and  
curb appeal to your home.

jjudemann Jul 23

Reply

Will do this door with framed insert  
stockbridge windows. 1808 4th Ave.



Brunswick panel, White finish, Routed  
Stockton windows, Decorative hardware

## PERFORMANCE FEATURES



### Insulation

Model 6600 comes with foamed-in-place polyurethane insulation with an R-value of 12.12\*, which can improve the thermal efficiency of your garage space, reduce street noise and make the door operate more quietly.



### Durable DecaTrim™ II Overlays

These overlay boards are specially treated to resist termites, weather and fungal decay.

### Joint Seals

Snug fitting tongue-and-groove section joints reduces wind and weather from entering the garage.

### High Cycle Spring Option

Choose a 25,000 cycle spring for almost twice the life of a standard torsion spring.

### Heavy Duty Hinges

Attractive 14-gauge heavy duty hinges provide maximum strength between sections, stability and smoother door operation.

### Quiet Rollers

Ball-bearing rollers with nylon wheels and solid steel shafts provide years of smooth, quiet and dependable service.



### Windsafe™

Available with optional hardware and reinforcement for high-wind regions. Please consult your dealer for details.

### Warranty

Model 6600 offers a Limited Lifetime Warranty on the steel skin and a two year warranty against delamination on factory attached overlay material. See full text of warranty for details.

\*Wayne Dalton uses a calculated door section R-value for our insulated doors.

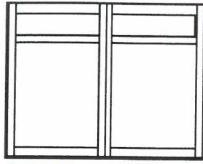


# 1 Choose Your Style

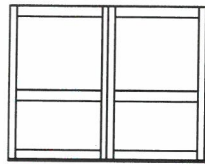
All door top sections are available in arched or square designs.

Double car door designs are equivalent to 2 single-car doors side by side

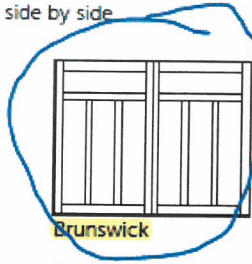
## Square Top



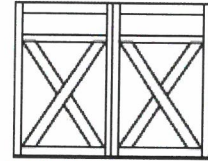
Arlington



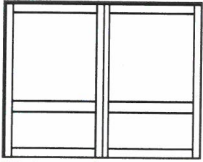
Ashburn



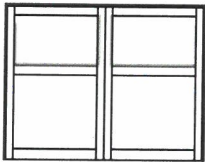
Brunswick



Lexington



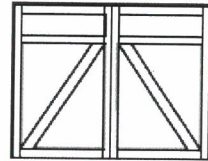
Richmond



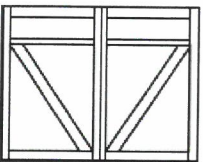
Savannah



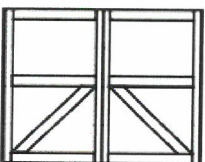
Somerset



Springfield



Bellview

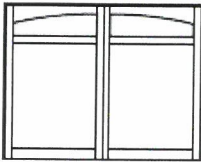


Kingston

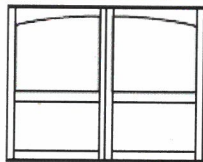


Westfield

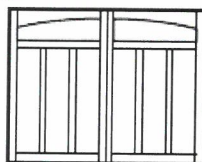
## Arched Top (windows not available with arched top overlay designs)



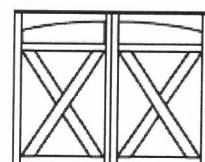
Arlington



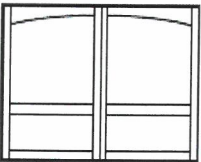
Ashburn



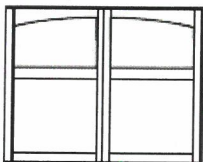
Brunswick



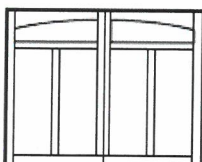
Lexington



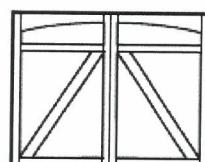
Richmond



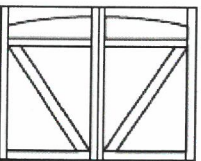
Savannah



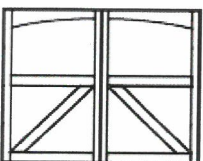
Somerset



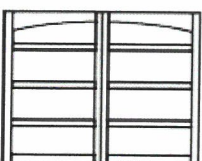
Springfield



Bellview



Kingston



Westfield



## 2 Choose Your Color

DecaTrim™ II overlays are provided in White only. For a two-toned look, choose from, Almond, Taupe, Terra Bronze, Brown or Black as shown below.



White/White



Almond/White



Taupe/White



Terra Bronze/White



Brown/White



Black/White

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Dealer for accurate color matching.

### DecaTrim™ II Overlay Texture Options



Smooth



Wood Grain

## 3 Choose Your Windows

Window patterns are shown for an 8' wide single-car door. Spacing of windows may change depending on door size. Not all windows are available in all door sizes.

### Routed windows

Routed windows are only available with smooth overlay trim.



Clear Long



Stockton Arch



Stockton



Stockbridge



Somerton



Wyndbridge

### Framed Insert windows

Framed Insert windows are available for both smooth and wood grain overlays.



Clear Long



Stockton Arch



Stockton



Stockbridge



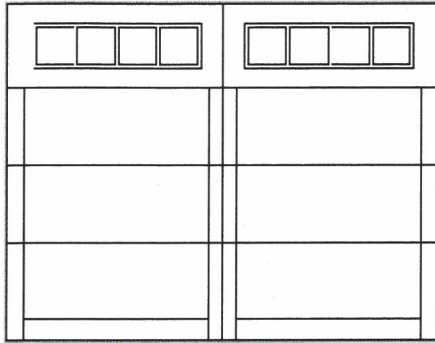
Somerton



Wyndbridge

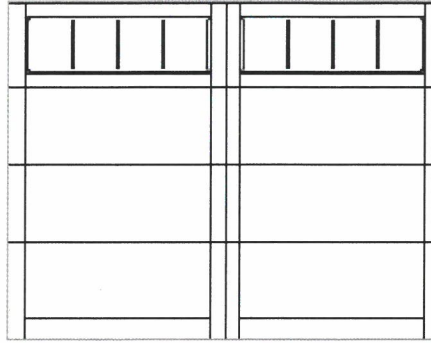
### Window Comparison

Doors built with the **Routed windows** use a clean top section design where the wood overlay is routed from a wood face panel.



Arlington panel with Routed Stockbridge windows

Doors with **Framed Insert windows** use a classic wood door design with the top section constructed from wood overlay boards.



Arlington panel with Framed Insert Stockbridge windows

## 4 Choose Your Hardware



Spear

Two Spear pull handles and one bottom lift handle are included for single car doors. Double car doors come with two sets of decorative hardware (four Spear pull handles and two bottom lift handles). Decorative hinges are also available, please see dealer for details.



Additional hardware designs are shown below.



Arrow



Aspen



Bean



Barcelona



Conifer



Fleur-de-Lis



Kingston Arched panel, Custom painted after installation, Decorative hardware



AFTER

BEFORE



*Bellview Arched panel, Brown/White finish, Decorative hardware*



## Garage Door Design Center

To see this door on your home, visit [wayne-dalton.com](http://wayne-dalton.com), or download our app, and try our Garage Door Design Center. Upload a photo of your home and experiment with panel designs, color options, window styles and decorative hardware designs. Instant curb appeal awaits you with just a click of your mouse.

**Wayne Dalton.**  
GARAGE DOORS

DISTRIBUTED BY:

2501 S. State Hwy. 121 Bus., Ste 200  
Lewisville, TX 75067

[wayne-dalton.com](http://wayne-dalton.com)



© 2019 Wayne Dalton, a Division of Overhead Door Corporation. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation. Item 351657 02/19



REPLACE EXISTING METAL CARPORT –ATTACHED BY 2 BOLTS TO THE FACIA BOARDS OF THE GARAGE AND HELD UP BY 2 METAL POLES AS WELL AS 2 CEMENTED 4X4s.



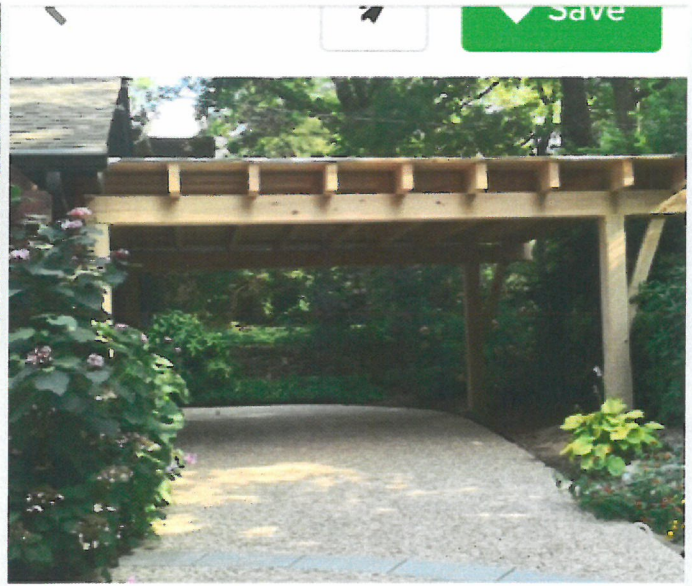


NEW CARPORT (EXAMPLES) – PENDING BIDS HOWEVER THIS IS THE EXAMPLE I HAVE PROVIDED TO THE CONTRACTORS. MATERIAL TO BE WOOD AND PAINTED WHITE WITH EITHER A METAL OR COMPOSITE ROOF, BASED ON CONTRACTOR RECOMMENDATIONS AND ESTIMATES.



### Kitchen & Carport Addition

Beach Style Garage



### Cypress Timber Frame Carport

Midcentury Garage



### Other Photos in Coastal Remodel



### Other Photos in Dunwoody, Georgia Timber Frame Carport



**Ludemann Property**  
**Submitted for Historic Design Review**  
**Property Address – 1808 4<sup>th</sup> Ave. West Linn, OR. 97068**

## **25.050 APPLICATION REQUIREMENTS**

A. Historic design review. Applications for historic design review shall include the following:

1. Narrative. Written narrative explaining the proposal and how it meets the approval criteria in CDC 25.060 and 25.070, as applicable;

Our intention is twofold:

- To bring bedroom windows and doors to code and make energy efficient as the frames are cracked and the glass is broken and is not tempered – Children are currently occupying the upstairs space which includes 2 bedrooms and a bathroom. Replace Vinyl/Plastic/Metal French doors with solid wood which will be painted to match exterior of the home. All windows and doors will be replaced with Marvin wood windows and doors, and sash to fit the period.
- Replace late additions the home with period specific styles and/or materials. Steel spring garage door installed post 1960 with carriage style doors to be painted to match home. Carport materials consist of metal rods and sheet metal roofing where we would like to mirror the structure and the foot print but replace the materials with wood, which can be painted to match the home and detached garage. Shed along back alley has much dry rot and will replace these pieces so can paint shed to match home and garage.
- See supporting photos and examples of changes attached within application.

2. Existing plan and elevation drawings. Plan and elevation drawings of the existing structure, if applicable, including materials;

While we are still collecting bids and estimates on several of the restoration tasks, we have attached the materials and styles we are wanting to use to bring the home to safety standards for windows and glass, and period style and materials for garage/carport and the exterior French doors. See application photos and descriptions. We will not be changing the existing footprint for any of our projects but bring to code and to match the 1917 period.

3. Proposed plan and elevation drawings. Plan and elevation drawings of the proposed changes, including materials;

There are no footprint changes proposed at this time. Please see photos of existing and proposed in application for reference.

4. Current photographs. Photographs of the existing structure, if applicable;

Photos of existing and newly proposed are included in application.

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5. Historic photographs. Historic photographs and/or drawings of the existing structure, if available; and

I do not have any historic photos, only existing for reference as attached in application.

6. Supplementary. For additions that increase the gross square footage of the structures on the site by more than 50 percent, and/or new construction in a historic district:

a. Plan and elevation drawings of adjacent properties; and

There will be no change to square footage and footprint will remain unchanged.

b. A rendering and/or photo-simulation showing the proposal in context.

There will be no change to square footage and footprint will remain unchanged.

b. Historic districts. A property owner may refuse to consent to historic district designation at any point during the designation process. Properties in historic districts listed on the National Register shall be regulated as historic properties regardless of the owner's consent.

## **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.

Windows are to be replaced with Marvin wood and classic sash to match the period and for safety reason will replace with tempered glass as this windows are in primary school children's rooms. We will reuse and wood where possible around the frames. French doors were added in the 80's and are plastic and aluminum and being replaced with solid wood to match the home and period. Carport structure we are proposing wood rather than metal and sheet metal roofing to preserve the integrity of the period.



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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.

We will reuse as much as possible of the original materials if applicable however doors and carport where added to the home after 1960.

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 new doors and windows will be similar to existing doors and windows but will use to code glass and be replaced with wood. Carport materials are all post 1960 and will be replaced with period look and materials (See attached application photos)

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.

Since it was built, there have been no significant changes to the footprint over time.

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.

We will be updated materials only to period and not changing the footprint of existing structures.

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.

No changes will impact the integrity of the historic property and its context, only help to bring the existing to period and improve safety.

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.

There will be no changes to existing opening or dimensions and only materials will be replaced to fit the period and replacing metal and plastic that was added post 1960.

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

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There will be no changes to building height or roof pitch.

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.

Roof replacement using three tab shingles to match all 3 historic homes boarding our property.

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.

Metal and plastic french doors to be replaced with wood. No change to dimensions of doors or windows, only material change to wood and glass updates to tempered.

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.

There are no new walls or siding other than French doors which new material is solid wood.

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.

No replacement of existing gutters, only fresh paint.

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.

Window Replacements are to be replaced with Marvin wood and classic sash to match the period and for safety, reason will replace with tempered glass as this windows are in primary school children's rooms at the front and back upstairs within the house. We will reuse and wood where possible around the frames. French doors were added in the 80's and are plastic and aluminum and being replaced with solid wood to match the home and period.

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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.

There are currently no storm windows and we have no plans to add them.

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.

Windows are to be replaced with Marvin wood and classic sash to match the period and for safety, reason will replace with tempered glass as this windows are in primary school children's rooms. We will reuse and wood where possible around the frames. French doors were added in the 80's and are plastic and aluminum and being replaced with solid wood to match the home and period. Dimensions will remain unaltered.

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.

Existing plastic/vinyl and metal French doors going to back side yard are being replaced with solid wood and painted to match the house color.

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

There will be no porch changes.

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

There will be no porch changes.

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.

There will be no deck changes.

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

- 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

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There are no foundation changes proposed at this time

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

There are no foundation changes proposed at this time

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.

There are no lighting changes proposed at this time

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);

The footprint of the garage and carport will not be changed

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

The footprint of the garage and carport will not be changed

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

The footprint of the garage and carport will not be changed

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.

The footprint of the garage and carport will not be changed. Set backs on existing structures will remain unchanged.

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.

Structures fall below the height limit of 23 feet, as required in CDC 25.070(C)(7)(c).



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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;

Only material changes will be made to existing steel spring garage door and metal carport. Only wood and period designed materials will replace as per those outlined in the application and brochures provided.

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

We do not intend to convert any structure to heated.

- 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

We are not proposing to add a second story.

- 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)

All updated to existing structures is solely for safety and restoration purposes of the home to bring to period, code and energy efficiency.

## **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 alterations are compatible in scale and mass to the house, which is itself typical of the scale of houses in the Historic District. The garage, shed and carport continue to be compatible in scale and mass with other detached two-car garages in the district.

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

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There are no footprint or structural changes impacting adjacent properties.

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 only visual changes to the existing garage will be the change in carport materials from metals to wood and replacement of garage door to better align with the carriage house design and look of 1917 home builds.

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 only changes would be to replace metals used to build existing carport and used for front garage door during some period between 1960's and 1980's. The new materials will replace the existing to better align with the period and the district.

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).

1. New construction shall complement and support the district. The historic district's defining characteristics include a discernible aesthetic rhythm of massing, scale, and siting. Infill buildings shall not deviate in a detracting manner from these elements, but appear as complementary members of the district, by conforming to the following:

Not applicable. We are not proposing any new construction

a. Lot or parcel size, massing, scale, proportion, form, siting, floor area ratio, window patterns, building divisions, and height shall correspond to the contributing buildings within the district, and any specific historic district standards and the applicable requirements of the underlying zone.

Not applicable. We are not proposing any new construction

b. Infill buildings shall relate to and strengthen the defining characteristics, including architectural style, without replicating the historic buildings. Buildings shall differentiate by use of materials, mechanical systems, construction methods, and, if applicable, signage. Architectural style shall not be the primary indicator of differentiation.

Not applicable. We are not proposing any new construction

c. Mechanical and automobile infrastructure must be appropriately concealed when not consistent with the district's character.

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2. Reconstruction. Reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions shall be done in accordance with the Secretary of the Interior's Standards for Reconstruction.

Not applicable. We are not proposing any reconstruction of buildings during the period of significance.

3. Archaeological resources shall be preserved in place or mitigated. When new construction must disturb archaeological resources, mitigation measures shall be carried out consistent with applicable state and federal laws. As appropriate, information yielded from archaeological mitigation shall be interpreted in the new building or site.

Not applicable. We are not proposing any 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.

No changes are proposed to the existing house, so front yard setback remains the same

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.

No changes are proposed to the existing house, so front yard setback remains the same

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

Both sides of the existing house have side streets, so this section does not apply.

c. 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 garage footprint and carport footprint will remain the same.

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

a. Bays, porches and chimneys and other projections may intrude two feet into side street yard setback; and

There are no projections into the side street setback for the house or garage.

b. One and two story accessory structures may be sited within five feet of the side street property line.

There are no footprint changes to the existing structures including the house, garage, carport and shed. Any changes to carport would mirror the existing footprint.

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.

There are no changes to the rear yard setback.

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.

As we are not proposing any new home construction, this section does not apply.

6. *Repealed by Ord. 1675.*

We are not proposing any reconfiguration to the existing lot.

7. Building height.

a. Residential structures are limited to 28 feet in height. Cupolas and towers shall not exceed 50 feet in height.

We are not proposing any changes to the existing house and garage carport will mirror existing footprint.

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.

We are not proposing any changes to the existing house and garage/carport footprint will remain unchanged.



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

No structures exceed the max height as outlined.

- e. Accessory structures shall not exceed the height of the primary dwelling.  
No structure is intended to exceed the primary dwelling height and no changes will occur to existing footprints or layouts.

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.

Currently meet the width requirements and no changes are being proposed to the current shape/size.

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

There is no change to the existing roof pitch.

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.

There are no proposed changes to the existing garage footprint access

- b. Parking areas.

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

We are not proposing to convert the lot solely to parking use.

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

We are not proposing to convert the rear yard to 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; Ord. 1675 § 33, 2018)

There is no proposed change to the established parking areas.

**HRB-5**



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CITY OF  
**West Linn**

October 10, 2019

Jennifer Ludemann  
1808 4<sup>th</sup> Ave  
West Linn, Oregon 97068

SUBJECT: Completeness Determination for Class II Historic Design Review at 1808 4<sup>th</sup> Avenue  
(FILE: DR-19-04)

Dear Ms. Ludemann:

Your application was received on August 5, 2019 and additional information was submitted on September 9, 2019. The Planning Department has found that this application is **complete**. The City has 120 days to exhaust all local review; that period ends on February 7, 2020.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Historic Review Board to render a decision on your proposal.

Fourteen day public notice will be prepared and mailed. The notice will identify the earliest possible Hearing date by the Historic Review Board. This item is tentatively scheduled for the November 19, 2019 Historic Review Board meeting.

Please contact me at 503-742-6057, or by email at [jarnold@westlinnoregon.gov](mailto:jarnold@westlinnoregon.gov) if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Arnold". The signature is written in a cursive, flowing style.

Jennifer Arnold  
Associate Planner