

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Darren Wyss</i>	PROJECT NO(S). <i>DR-20-01</i>	
NON-REFUNDABLE FEE(S) <i>\$100</i>	REFUNDABLE DEPOSIT(S) <i>—</i>	TOTAL <i>\$100</i>

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

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <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 |
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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.

<b>Site Location/Address:</b> <i>1798 4TH AVE, WEST LINN OR 97068</i>	Assessor's Map No.: <i>35 1E 02BD</i>
	Tax Lot(s): <i>1560</i>
	Total Land Area: <i>0.18 acres</i>

**Brief Description of Proposal:**

*REDUCE SIZE OF WINDOW*

<b>Applicant Name:</b> (please print) <i>TIM ROSS</i>	Phone: <i>503-481-9242</i>
Address: <i>8630 SW SCHUBUS FERRY RD AHB 326</i>	Email: <i>TIM@DANIGYT.COM</i>
City State Zip: <i>BEAVERTON OR 97008</i>	
<b>Owner Name</b> (required): (please print) <i>ELIZABETH TEMPLETON</i>	Phone: <i>503-593-5053</i>
Address: <i>1798 4TH AVE</i>	Email:
City State Zip: <i>WEST LINN OR 97068</i>	<i>ELIZABETH.TEMPLETON@CSI.COM</i>
<b>Consultant Name:</b> (please print)	Phone:
Address:	Email:
City State Zip:	

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.

 Applicant's signature	<i>2/5/2020</i> Date	 Owner's signature (required)
	<i>2/6/20</i> Date	

Attn: West Linn Historical Society and Neighbors.

Elizabeth Templeton and Scott Hawkins have purchased a home for our family located at 1798 4<sup>th</sup> Ave., West Linn, Or. 97068. With this purchase, we would like to change the size of one of our windows located at the NW corner of our home, facing the back yard. We will utilize the existing trim for the window and repairing the siding with the exact same product that currently exists on the exterior of the home. We propose to raise the window from the bottom up approximately 24”.

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. --**Proposing to change one window located on the NW corner of the home. The window is facing our back yard and not visible to street. Plan to shorten the window by approximately 24” from the bottom. We will be maintaining the original siding and trim as exists currently throughout the exterior of the home.**

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. -- **Proposing to just adjust the window height by 24”, while preserving the existing window trim and matching existing siding.**

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.-- **Proposing to just adjust the window height by 24”, while preserving the existing window trim and matching existing siding. No other structural changes requested.**

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. -- **Proposing to just adjust the window height by 24”, while preserving the existing window trim and matching existing siding. No other structural changes requested.**
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 matching the existing siding and utilizing the existing window trim.**
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.— **Renovation to window could be restored if needed to its original size.**
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.—**Not Applicable.**
8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained. —**Not Applicable.**
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.—**Not Applicable.**
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. – **Adding the same siding material that is present and utilizing existing window trim consistent with original construction.**
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.—**Adding the same siding material that is present on the home.**

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. — **Not applicable**

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. — **Using the existing window trim, matching the appearance of all other windows.**

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 .— **Not applicable.**

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 .— **Maintaining existing window trim and appearance for replacement.**

16. Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance. — **Not applicable**

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: --**Not Applicable**

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

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

18. Decks. Decks shall be located in rear yard or the portion of the side yard behind the front 50 percent of the primary structure. --**Not Applicable**

19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that: --**Not Applicable**

- 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).

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.—**Not Applicable**

A. Standards for alterations and additions.--**Not Applicable**

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.
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.—**Not Applicable**
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.

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. -- **Proposing to change one window located on the NW corner of the home. The window is facing our back yard and not visible to street. Plan to shorten the window by approximately 24” from the bottom. We will be maintaining the original siding and trim as exists currently throughout the exterior of the home.**



1798 4<sup>th</sup> St West Linn OR 97068  
Request for exterior remodel

The home is being remodeled with a new kitchen, one of the windows on the South elevation is lower than the standard 36" counter top height, with the 36" counter top height along with the new backsplash we are requesting that we raise existing sill 26". This will align the window sill to the window to the left (original) as viewed from the exterior with the same sill height.

The window in question is 30" wide by 70" tall, we want to raise the sill to create the new dimensions as 30" wide by 44" tall. We will keep the exterior trim as is, including the original sill.

There will be new siding required, we will have this manufactured by Creative Mill Work in Portland. The new siding will be of a mixed grain fir siding (same as existing) to match the existing siding. The exterior trim will remain in place.

The existing window is a double hung window with corbels, this window is single pane glass. We are replacing all the sashes with new Marvin double hung window sashes with dual pane glass .28U values. The new sash in this window will match the others.

I will attach pictures of the existing window and a picture of the new window sash with Marvin.

A New Image Exteriors  
Tim Ross

1796 9<sup>TH</sup> AVE WEST LIBR 97068

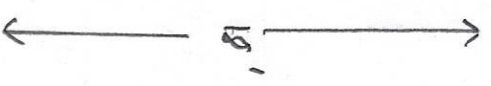
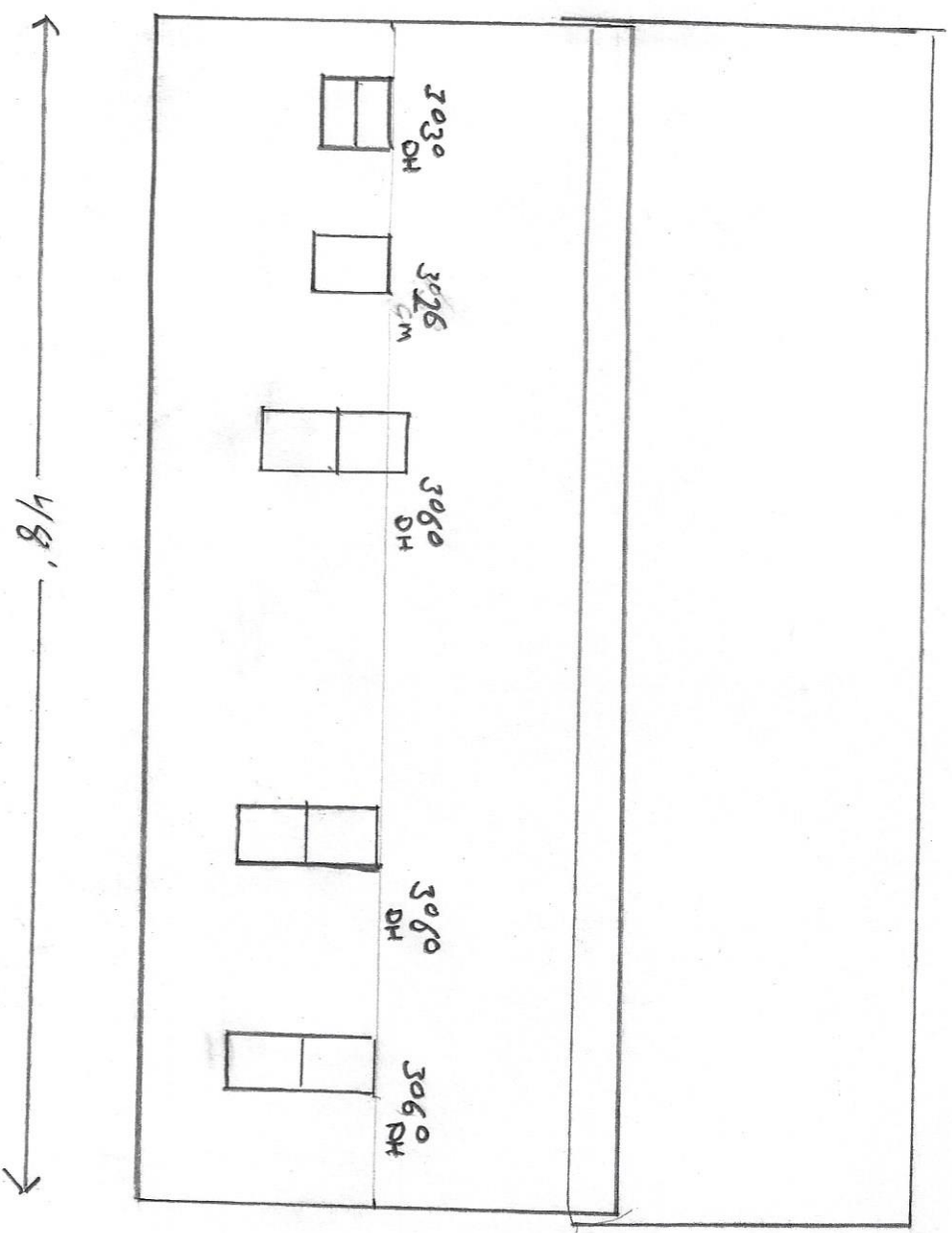
ORIGINAL SIDING - 1x8 CIG SHIP LAP

ORIGINAL WINDOWS - WOOD SASH / SIDING PANELS

1/8" SCALE / WEST ELEVATION

CROSS ST 18<sup>TH</sup> ST

WEST ELEVATION / SIDE YARD



1996 9<sup>TH</sup> AVE WEST LBN 94668

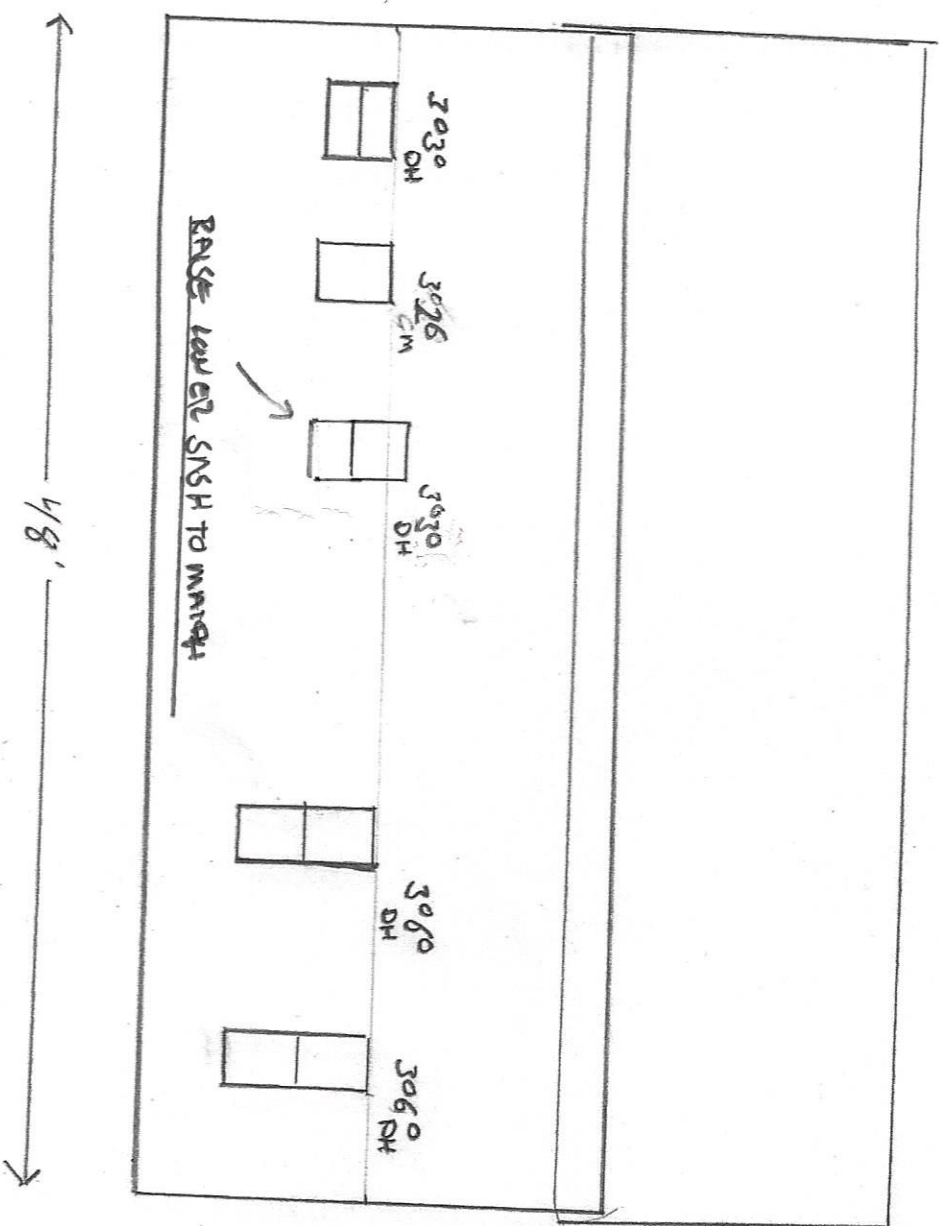
ORIGINAL SIDING - 1x8 CVG SHEPLAP

ORIGINAL WINDOW - WOOD SASH / SINGLE PANE

1/8" SCALE

CROSS ST - 18<sup>TH</sup> ST

WEST ELEVATION / SIDE YARD



18'





**EXISTING WINDOW**



**PROPOSED WINDOW**



**SIDING**



