



CITY OF  
**West Linn**  
 PLANNING AND DEVELOPMENT

**STAFF REPORT  
 PLANNING MANAGER DECISION**

DATE: March 5, 2020  
 FILE NO.: DR-20-01  
 REQUEST: Approval of a Class I Historic Design Review at 1798 4<sup>th</sup> Avenue  
 PLANNER: Darren Wyss, Associate Planner

Community Development Director 

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## GENERAL INFORMATION

**APPLICANT/  
CONSULTANT:**

Tim Ross  
8630 SW Schools Ferry Rd. PMB 326  
Beaverton, OR 97008

**OWNER:**

Elizabeth Templeton  
1798 4<sup>th</sup> Avenue  
West Linn, OR 97068

**SITE LOCATION:**

1798 4<sup>th</sup> Avenue

**SITE SIZE:**

8,000 square feet

**LEGAL**

**DESCRIPTION:**

Assessor's Map 3S-1E-02BA Tax Lot 1500

**COMP PLAN**

**DESIGNATION:**

Medium-Density Residential

**ZONING:**

R-5, Single-Family Residential Detached  
(5,000 sq. ft. minimum lot size)

**APPROVAL**

**CRITERIA:**

Community Development Code (CDC) Chapter 13: Single-Family Residential Detached and Attached, R-5; Chapter 25: Overlay Zones – Historic District; Chapter 99: Procedures for Decision Making: Quasi-Judicial.

**120-DAY RULE:**

The application became complete on February 18, 2020. The 120-day period ends June 17, 2020.

**PUBLIC NOTICE:**

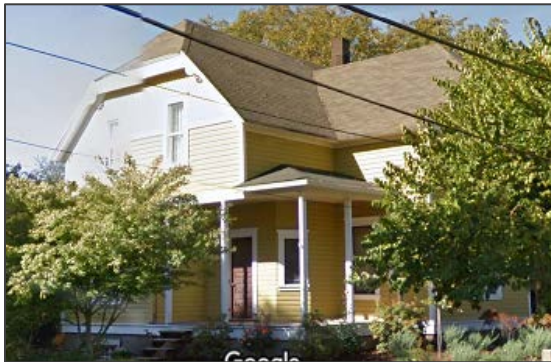
Notice was mailed to property owners within 300 feet of the subject property and to all neighborhood associations on February 19, 2020. A sign was placed on the property on February 21, 2020. The notice was also posted on the City's website on February 19, 2020. Therefore, public notice requirements of CDC Chapter 99 have been met.

## BACKGROUND

The applicant seeks approval for a Class I Historic Design Review to replace/resize one window on the rear facade of the existing single-family home at 1798 4<sup>th</sup> Avenue. The subject property is located in both the Willamette Historic District Overlay and the Willamette Historic District National Register. The subject property is three blocks south of Willamette Falls Drive and one block west of Willamette Primary School.



The structure is an eligible, contributing historic home built c. 1895. The residence is constructed in the Queen Anne Vernacular style with narrow shiplap siding with corner and rake boards and decorative shingles in gable peaks.



4<sup>th</sup> Avenue Facade



13<sup>th</sup> Street Facade



Alley Facing Facade

The applicant is remodeling the kitchen and is proposing to reduce the height of an existing window from 70 inches to 44 inches to accommodate the standard 36-inch countertop height. The new window will align with existing windows on the facade.

Properties to the west, north, and east are all within the Historic District and zoned R-5. Properties across 4<sup>th</sup> Avenue are not within the Historic District and zoned R-10.

**Public comments:**


No public comments were submitted.

## DECISION

The Community Development Director (designee) approves this application (DR-20-01), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below, and 3) the addition of conditions of approval below. With these findings, the applicable approval criteria are met. The conditions are as follows:

1. **Plans, Elevations, and Narrative.** The project shall conform to the plans, elevations, and narrative submitted in Exhibit PD-1.

The provisions of the Community Development Code Chapter 99 have been met.

  
\_\_\_\_\_  
Darren Wyss, Associate Planner

March 5, 2020  
Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of the mailing date. The appeal fee is \$400. The appeal must be filed by an individual who has established standing by submitting comments before the decision date. Approval will lapse 3 years from the effective approval date if the final plat is not recorded.

Mailed this 5<sup>th</sup> day of March 2020.

Therefore, the 14-day appeal period ends at 5 p.m. on March 19, 2020.

**ADDENDUM  
APPROVAL CRITERIA AND FINDINGS  
DR-20-01**

This decision adopts the findings for approval contained within the applicant’s submittal, with the following exceptions and additions:

*I. CHAPTER 13, SINGLE FAMILY RESIDENTIAL DETACHED AND ATTACHED/DUPLEX, R-5  
13.030 PERMITTED USES*

*The following uses are permitted outright in this zoning district:*

1. *Single-family detached residential unit.*

**Staff Finding 1: The proposal is to replace/resize a window on the rear facade of an existing single-family home. The criteria are met.**

*II. CHAPTER 25, HISTORIC RESOURCES  
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.*

*(...)*

*B. Class I historic design review. The following are subject to Class I historic design review to determine their compliance with the applicable approval standards:*

*(...)*

2. *Facade alteration. Alteration of a facade when 100 square feet or less of the structure’s facade is being altered;*

*(...)*

**Staff Finding 2: The proposed window change is subject to Class I Historic Design Review since it is an alteration of less than 100 square feet on a rear facade. The criteria are 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.*

*(...)*

2. *Retention of historic material.*

*(...)*

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

**Staff Finding 3: Staff incorporates applicant findings (Pages 2-3, Exhibit PD-1). The criteria are met.**

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.*
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.*

**Staff Finding 4: The proposal will reduce the height of an existing window from 70 inches to 44 inches. Existing wood trim and sill will be reconfigured to fit new window size, and new mixed-grain fir siding will be manufactured to match the existing wood siding. The criteria are met.**

12. *Gutters and downspouts.*  
(...)

**Staff Finding 5: Staff incorporates applicant findings (Page 4, Exhibit PD-1). The criteria are met.**

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.*

**Staff Finding 6: The applicant proposes to replace the existing 70-inch double-hung wood window with a new 44-inch double-hung wood window. The profile and proportion of the sash, light patterns, and glass will remain the same (Pages 10-11, Exhibit PD-1). The existing sill and trim will be reconfigured to fit the smaller window. The criteria are met.**

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.*

**Staff Finding 7: Staff incorporates applicant findings (Page 4, Exhibit PD-1). The criteria are met.**

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.*

**Staff Finding 8: The applicant proposes to replace the existing 70-inch double-hung wood window with a new 44-inch double-hung wood window. The profile and proportion of the sash, light patterns, and glass will remain the same (Pages 10-11, Exhibit PD-1). The existing sill and trim will be reconfigured to fit the smaller window. The criteria are met.**

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.*

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

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.*

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*

*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.*

**Staff Finding 9: Staff incorporates applicant findings (Pages 4-5, Exhibit PD-1). The criteria are 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 10: The proposed window alteration with siding replacement will result in a window that is compatible in scale and mass. The proposed alteration reduces the size of the window and is unlikely to alter the existing conditions regarding privacy of adjacent properties. The criteria are met.**



*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.*

*(...)*

*2. Side yard setback.*

*(...)*

*3. Side street setback.*

*(...)*

*4. Rear yard setback.*

*(...)*

*5. Orientation.*

*(...)*

*6. New lot configuration.*

*(...)*

*7. Building height.*

*(...)*

*8. Building shapes and sizes.*

*(...)*

*9. Roof pitch.*

*(...)*

*10. Garage access and parking areas.*

**Staff Finding 11: The applicant proposes to alter one window on the rear facade of the single-family home, which will not impact setbacks, orientation, building height or size/shape, roof pitch, nor access/parking. The criteria do not apply.**

## **PD-1 APPLICANT SUBMITTAL**

## 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):

- |  |   |   |
|--|---|---|
| <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: <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*

Applicant Name: <i>Tim Ross</i> <small>(please print)</small>	Phone: <i>503-481-9242</i>
Address: <i>8630 SW SCHUBUS FERRY RD AHB 326</i>	Email: <i>TIM@DUNIGHT.COM</i>
City State Zip: <i>BEAVERTON OR 97008</i>	
Owner Name: <i>ELIZABETH TEMPLETON</i> <small>(please print)</small>	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>
Consultant Name: <small>(please print)</small>	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.

	<i>2/5/2020</i>	
Applicant's signature	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 utilizing 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 LINN 55068

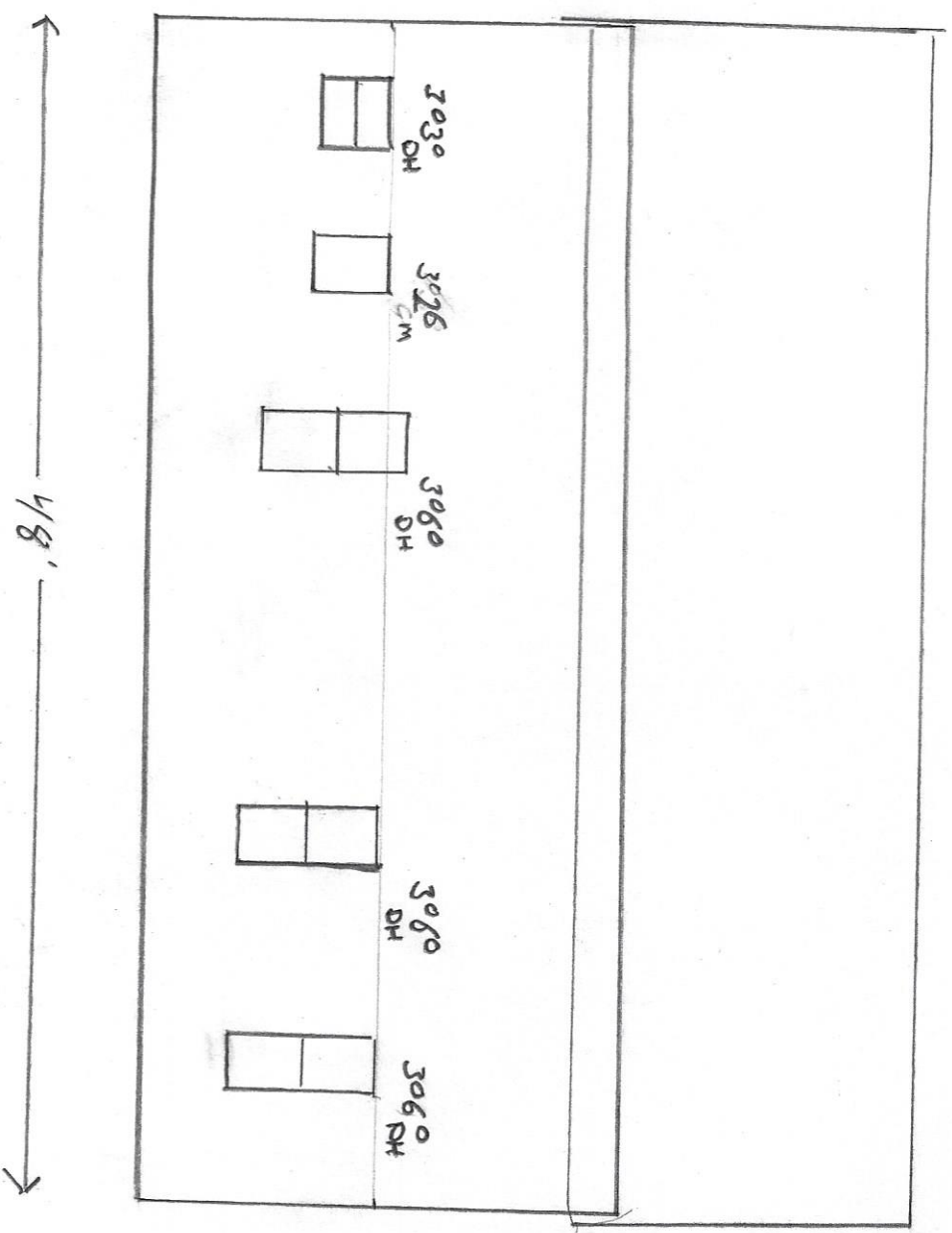
ORIGINAL SIDING - 1x8 CIVIC SHIP LAP

ORIGINAL WINDOWS - WOOD SASH / SIDING PANELS

1/8" SCALE / WEST ELEVATION

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

WEST ELEVATION / SIDE YARD



1996 4<sup>TH</sup> AVE WEST LBN 94668

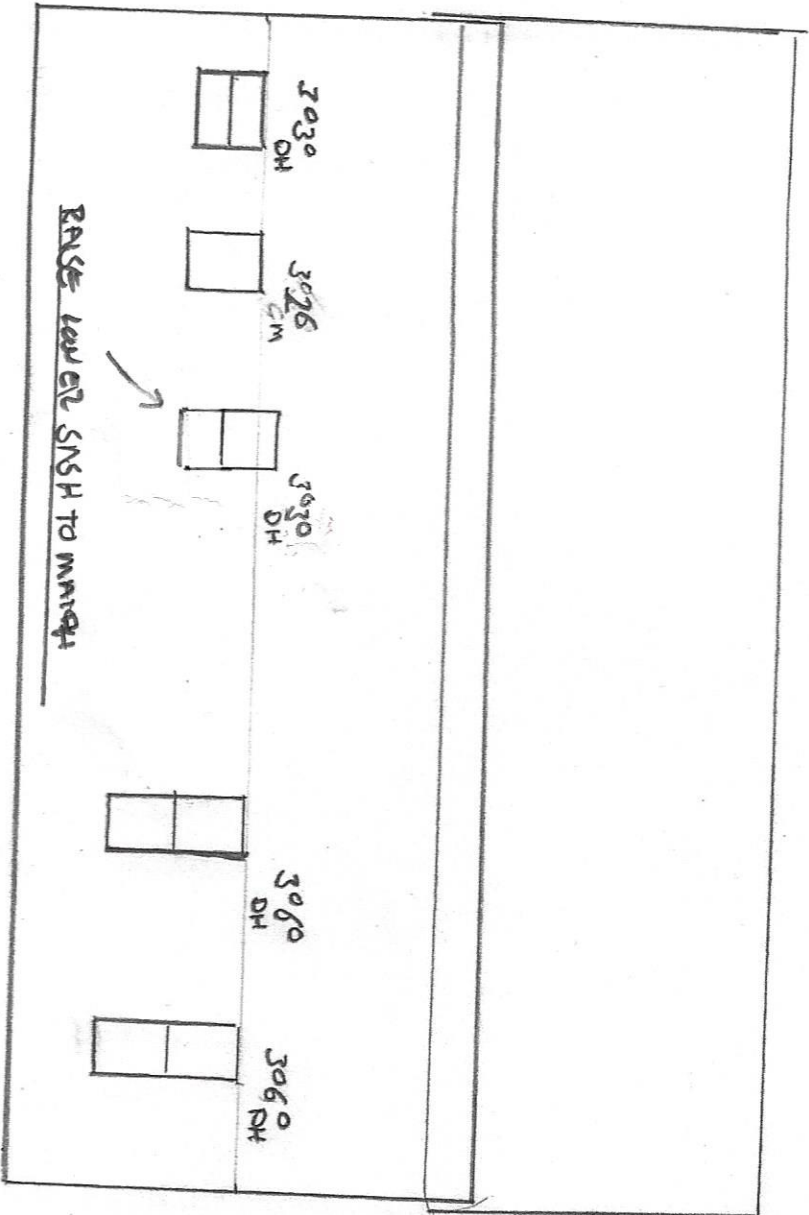
ORIGINAL SIDING - 1X8 CVG SHEPLAP

ORIGINAL WINDOW - WOOD SASH / SINGLE PANE

1/8" SCALE / WEST ELEVATION

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

WEST ELEVATION / SIDE YARD



1/8'

18'



**EXISTING WINDOW**



**PROPOSED WINDOW**



**SIDING**





## PD-2 HISTORIC SITE INVENTORY FORMS



# Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
<b>address:</b>	1798 SE 4th Ave West Linn, Clackamas County	<b>historic name:</b>	Schmidt House
<b>assoc addresses:</b>		<b>current/other names:</b>	Schwan, A W, House
<b>location descr:</b>		<b>block/lot/tax lot:</b>	/ 1500
		<b>tnshp/rng/sect/qtr sect:</b>	1S 1E 25 BD
PROPERTY CHARACTERISTICS			
<b>resource type:</b>	Building	<b>height (stories):</b>	1.5
<b>elig evaluation:</b>	eligible/contributing	<b>total elig resources:</b>	1
<b>prim constr date:</b>	c.1895	<b>second date:</b>	
		<b>total inelig resources:</b>	0
		<b>NR Status:</b>	Listed in Historic District
		<b>date indiv listed:</b>	
<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>	Queen Anne	<b>sec style comments:</b>	
<b>secondary style:</b>	Vernacular	<b>siding comments:</b>	Narrow shiplap with corner and rake boards. Decorative shingles in gable peak.
<b>primary siding:</b>	Horizontal Board	<b>architect:</b>	
<b>secondary siding:</b>	Shingle	<b>builder:</b>	Shipley
<b>plan type:</b>	Crosswing		
<b>comments/notes:</b>			
House under construction/ windows have been removed, house raised on new foundation, supposedly will be restored to original			
GROUPINGS / ASSOCIATIONS			
<b>Survey/Grouping Included In:</b>	<b>Type of Grouping</b>	<b>Date Listed</b>	<b>Date Compiled</b>
West Linn Selective RLS 2011	Survey & Inventory Project		2011
West Linn Survey- Willamette Conservation District	Survey & Inventory Project		2006
West Linn, Willamette Falls Neighborhood, RLS 2008	Survey & Inventory Project		2008
Willamette Historic District	Listed Historic District	09/24/2009	2008
SHPO INFORMATION FOR THIS PROPERTY			
<b>NR date listed:</b> N/A	Special Assessment	<b>106 Project(s):</b>	None
<b>ILS survey date:</b>	<b>Status</b> Active	<b>Federal Tax Project(s):</b>	None
<b>RLS survey date:</b> 03/17/2006	<b>Term</b> 1st Term		
	<b>End Yr</b> 2021		
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Main Entrance: Probably altered. Turned pilasters and slender posts support porch.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
1798 4th Ave was constructed by Mr. Shipley and originally owned by C.G. Schmidt.			
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>			

# Cultural Resource Survey Form:

CLACKAMAS COUNTY

I. D. NUMBER WL-2-42

## PHOTO INFORMATION:

ROLL: XXX

FRAME: 12

STUDY AREA: West Linn

LEGAL: T. 3 R. 1E SEC. 2BD

TAX (LOTS): 1500

ZONE \_\_\_\_\_ SIZE .17

## IDENTIFICATION:

COMMON/HISTORICAL NAME: SCHMIDT RESIDENCE

ADDRESS: 1798 S.E. 4th Avenue

AREA: West Linn

CURRENT OWNER: HUBERT PROFFITT

USE: Residence

OWNER'S ADDRESS: same West Linn

ORIGINAL OWNER:

USE: Residence

AREA OF SIGNIFICANCE: TOWN: X COUNTY: \_\_\_\_\_ CITY: \_\_\_\_\_ NATION: \_\_\_\_\_

## HISTORIC INTEREST:

THEME: Architecture - 19th Century

DATE: ca. 1895

DESCRIPTION: A former owner, C. G. Schmidt (1901) may have been the original owner.

## ARCHITECTURAL INTEREST:

STYLE: Queen Anne Vernacular

STORIES: 1 1/2

DATE: ca. 1895 CONDITION: Good

ARCHITECT: Shipley (builder)

SIDING: Narrow shiplap with corner and rake boards. Decorative shingles in gable peak.

ROOF: Cross gable with clipped gable. Decorative bargeboard.

DOORS: Paneled with segmental window opening.

WINDOWS: Narrow 1/1 double-hung with architrave molding.

MAIN ENTRANCE: Probably altered. Turned pilasters and slender posts support porch.

## NOTES:



## BIBLIOGRAPHY:

47, Bk. 3 p.175

DATE: Jan. 1984

RECORDER: BERGE/ALTIER

**PD-3 AFFADAVIT AND NOTICE PACKET**

# 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-20-01 Applicant's Name Tim Ross  
Development Name 1788 - 4th Ave  
Scheduled Meeting/Decision Date \_\_\_\_\_

**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) 2-21-2020 (signed) [Signature]

**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) 2/11/20 (signed) ZS
- B. Affected property owners (date) 2/11/20 (signed) ZS
- C. School District/Board (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- D. Other affected gov't. agencies (date) \_\_\_\_\_ (signed) \_\_\_\_\_
- E. Affected neighborhood assns. (date) 2/19/20 (signed) ZS

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

Date: 2/19/20 (signed) ZS

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

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

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

(date) 3-5-2020 (signed) [Signature]

**CITY OF WEST LINN  
NOTICE OF UPCOMING  
PLANNING MANAGER DECISION  
FILE NO. DR-20-01**

The West Linn Planning Manager is considering a request for a Class I Historic Design Review application for replacement/resizing of one window on the rear facade of the single-family home at 1798 4<sup>th</sup> Avenue in the Willamette Historic District.

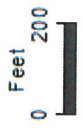
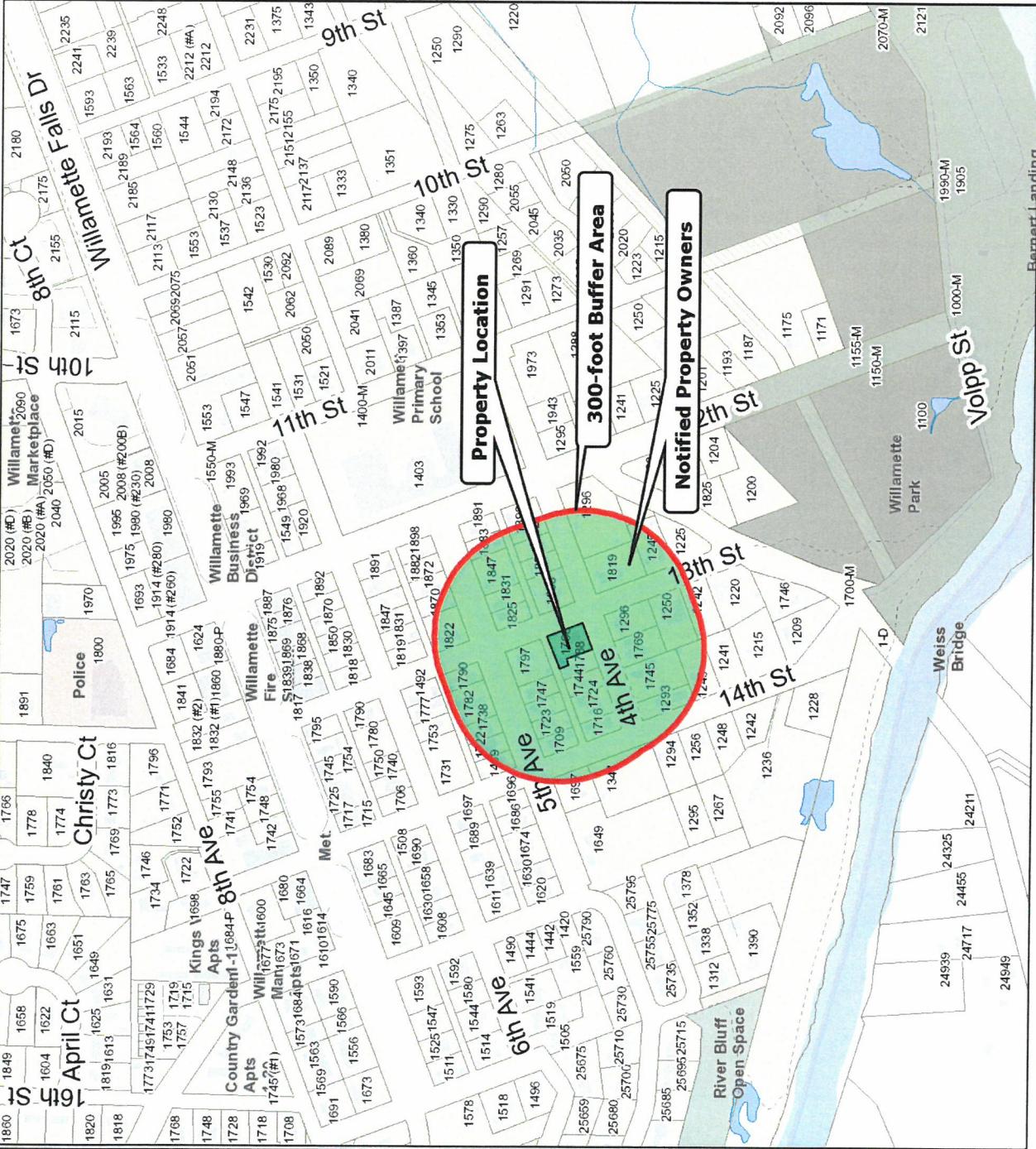
The decision will be based on the approval criteria in Chapter 25 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

You have been notified of this proposal because County records indicate that you own property within 300 feet of this property (Tax Lot 1500 of Clackamas County Assessor's Map 31E 02BD) or as otherwise required by Chapter 99 of the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site <https://westlinnoregon.gov/planning/1798-4th-avenue-class-1-design-review> or copies may be obtained for a minimal charge per page. A public hearing will not be held on this decision. **Anyone wishing to present written testimony for consideration on this matter shall submit all material before 4:00 p.m. on March 4, 2020. Persons interested in party status should submit their letter along with any concerns related to the proposal by the comment deadline.** For further information, please contact Darren Wyss, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503)742-6064, [dwyss@westlinnoregon.gov](mailto:dwyss@westlinnoregon.gov).

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-20-01 1798 4th Avenue**



Scale 1:4,800 - 1 in = 400 ft  
Scale is based on 8-1/2 x 11 paper size



Map created by: LSCRODER  
Date Created: 05-Mar-20 08:50 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) MapOptix.



**NOTICE OF UPCOMING  
PLANNING MANAGER DECISION**

**PROJECT # DR-20-01  
MAIL: 02/19/2020 TIDINGS: n/a**

**CITIZEN CONTACT INFORMATION**

To lessen the bulk of agenda packets and land use application notice, and to address the concerns of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

## **PD-4 COMPLETENESS LETTER**





CITY OF  
**West Linn**

February 18, 2020

Tim Ross  
8630 SW Scholls Ferry Rd. PMB 326  
Beaverton, OR 97008

SUBJECT: DR-20-01 application for replacement/resizing of one window on the rear facade of the single-family home at 1798 4<sup>th</sup> Avenue in the Willamette Historic District

Tim:

You submitted this application on February 13, 2020. The Community Development Department has reviewed the submitted materials and has deemed the application to be **complete**. The city has 120 days to exhaust all local review; that period ends June 17, 2020.

Please be aware that 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 Planning Director to render a decision on your proposal.

A 14-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Director.

Please contact me at 503-742-6064, or by email at [dwyss@westlinnoregon.gov](mailto:dwyss@westlinnoregon.gov) if you have any questions or comments.

Sincerely,

Darren Wyss  
Associate Planner