

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Wyss	PROJECT No(s). DR-20-03	
NON-REFUNDABLE FEE(S) \$ 250	REFUNDABLE DEPOSIT(S)	TOTAL walved

Type of Review (Please check all that apply):

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

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:

Willamette United Methodist Church
 1683 Willamette Falls Drive, West Linn OR 97068

Assessor's Map No.: 31E02BC00100

Tax Lot(s): 31E02BC00100

Total Land Area:

Brief Description of Proposal:

see attached "South Elevator Siding Replacement"

Applicant Name:

(please print) **Willamette United Methodist Church**

Phone: 931-255-9032

Address: 1683 Willamette Falls Dr., West Linn, OR 97068

Email: deborah.neel@gmail.com

City State Zip:

Owner Name

(please print) **Willamette United Methodist Church**

Phone:

Address: 1683 Willamette Falls Dr.

Email:

City State Zip: West Linn, OR 97068

Consultant Name:

(please print) **Deborah Neel**

Phone: 931-255-9032

Address: 5023 Territorial Dr.

Email: deborah.neel@planning.com

City State Zip: West Linn, OR 97068

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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

Date

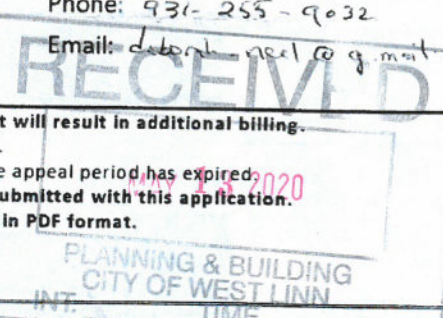
MAY 13 2020

Owner's signature (required)

Date

3-10-2020

Head of Trustee



To the City of West Linn, Planning & Development

Re: Willamette United Methodist Church located at 1683 Willamette Falls Drive

We are requesting historic review of the first phase of exterior renovations. The project includes the eastern section of a 43'x12' 8" two story frame structure that was added to the church sometime between 1930-1958. Referred to as the "Southeast Elevation Siding Replacement", the work consists of removal of wood siding and windows, replacement of siding with Composite Board of similar profile and dimension, replacement of thirteen double hung wood windows and frames with Milgard Series XXX single hung, one over one window units. Existing sills will be refurbished. Trim including corner boards will be reused or replaced in kind. Exterior shall be painted to match existing adjacent finishes.

Interior work shall include patching and limited repair at window openings to accommodate the new windows.

The project will replace severely deteriorated exterior finishes to the wall running north-south along the alley. While this elevation is not visible from the main front of the church, it does face the historic residential district across the alley.

A variance will be required to permit use of composite material siding (Hardie Board).

Per Section 25.060, the original construction will be restored as much as possible. There are few if any stylistic features to be preserved. The windows were unique to this addition and are not sized like any other windows. The profile and proportion of the parts are selected to be a close match to the existing wood frame windows, with the exception of the upper lights at the second story that are not divided.

Per Section 58.090, standards are adhered to with exception of the siding material and the window replacements.

Per Section 58.100, the applicant is requesting a variance under paragraph A. this will include the materials for the siding and for the windows.

This project has been bid and awarded and is ready to start, pending approval by the Historic Review Board.

From: [Neel, Deborah L](#)
To: [Wyss, Darren](#)
Cc: [Chris Heilman](#)
Subject: WUMC and HRB
Date: Tuesday, May 26, 2020 4:34:21 PM

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It is my understanding that the church building does not fall under eligible or contributing to historic significance. In other words we are not compatible nor included in the review by the HRB for our exterior repair projects. However, we are happy to answer some of your questions as follows:

- 13 windows are unique to the church and are only found on the alley side of the church addition on the lower and upper levels. Only the upper level windows have divided lights. Replacement windows will not have true divided lights and snap in mullions are not acceptable for many reasons.
- the new windows are vinyl clad wood, single hung
- all siding is to be replaced with composite board which will have a longer life cycle and hold paint better. See the plans for extent of work. It is only the two story addition that is included in this phase.

Deborah Neel, Architect, Project Manager, COR
Project Execution Branch, Infrastructure Management Division
US Fish and Wildlife Service Legacy Regions 1, 7 & 8
Office: 503-231-2047
Cell: 971-282-2237

Willamette United Methodist Church

West Linn, Oregon

A presentation of pictures and sketches from 1908 to the Present

1908 to 1930



The original structure in 1908 was added to and raised a half story in 1921. The bell tower was modified then.

1958 to 1963



The front exterior stair was replaced by the entry addition and the bell was relocated to a steel tower.

1995 to 2002

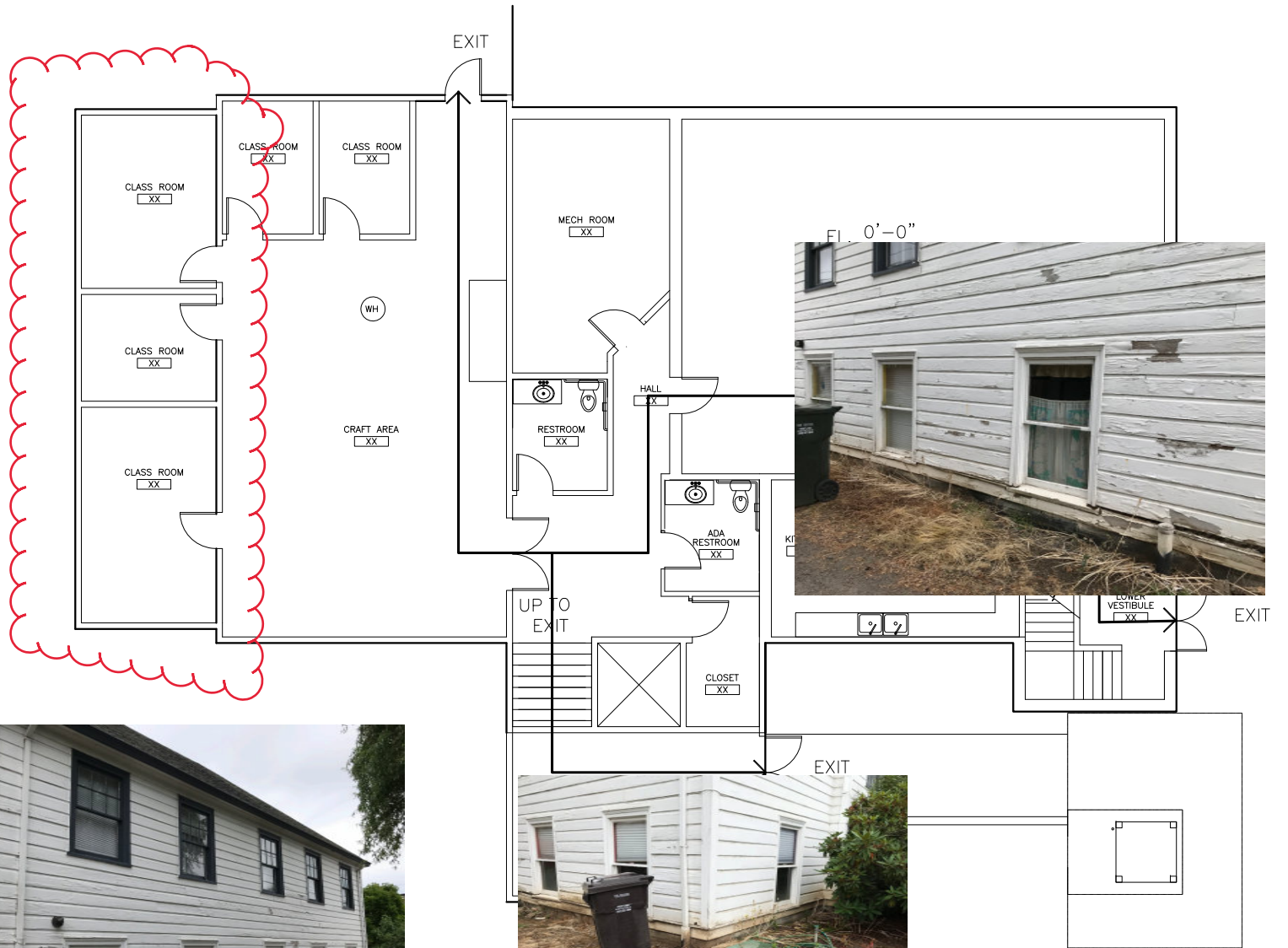


The construction of the shed surrounding the bell tower structure has not been dated –no documentation.

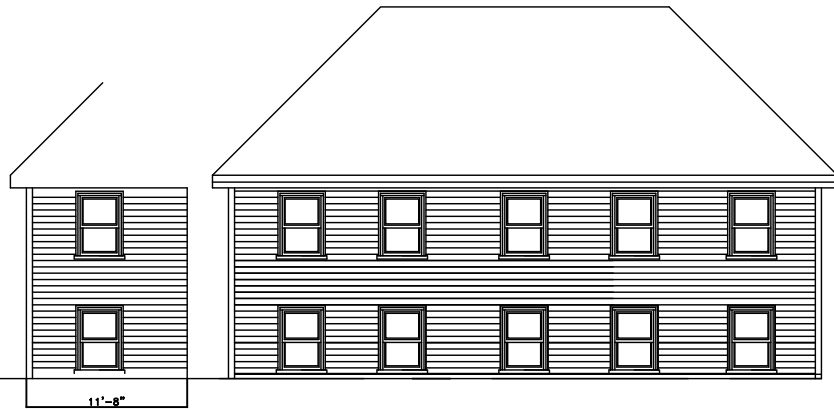
1997 to 2009 North Addition



In 1997 the design for the North Addition was accepted with conditions by the Historic Review Board.



EME

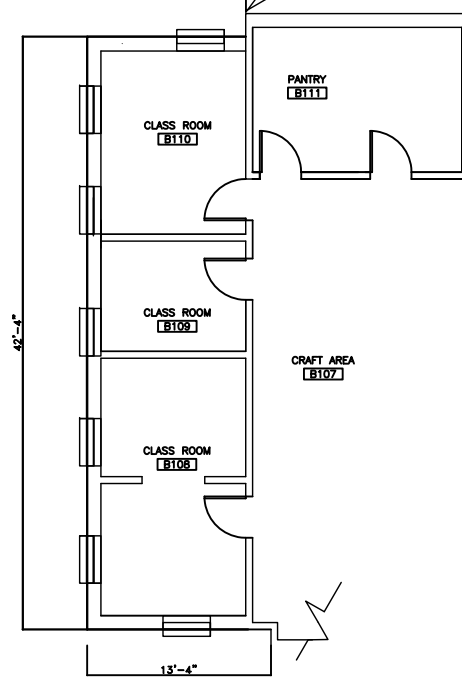


SOUTH
NORTH (SIM)

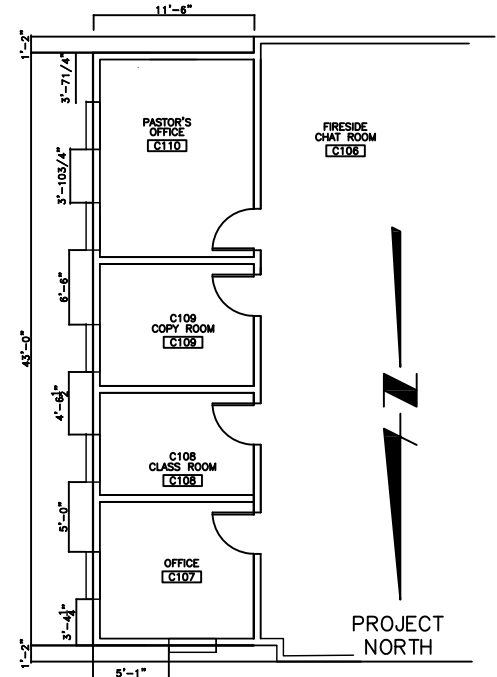
ELEVATION
EAST (TYP)

WILLAMETTE UNITED METHODIST CHURCH FACADE UPGRADES

CONTINUE RENOVATION WORK TO OUTSIDE
CORNERS.



LOWER
LEVEL



UPPER
LEVEL

REMOVE WOOD SIDING AND WINDOWS FROM REAR
ADDITION AND TURN OVER TO WUMC REPS.
REPAIR AND REPLACE WITH MATCHING MATERIALS
ALL EXTERIOR SIDING, TRIM, WINDOWS. REUSE &
REPAIR EX. WINDOW SILLS, IF POSSIBLE.

REPAIR DISTURBED AREAS INSIDE. 04-30-20

↓
This goes in small
classroom downstairs







