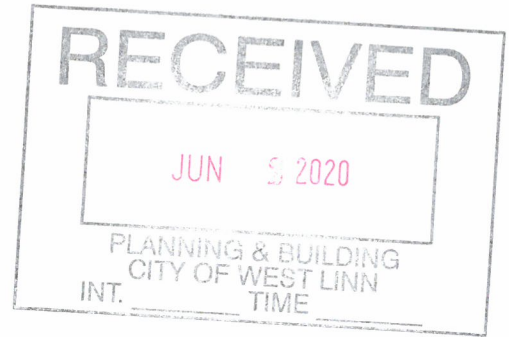


DEVELOPMENT REVIEW APPLICATION		
For Office Use Only		
STAFF CONTACT Darren Wyss	PROJECT No(s) DR-20-05	
NON-REFUNDABLE FEES(s) \$100	REFUNDABLE DEPOSIT(S) -0-	TOTAL \$100



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

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

<b>Site Location/Address:</b> 1709 5 <sup>TH</sup> AVE WEST LINN, OR 97068	Assessor's Map No.: 31E 02BD
	Tax Lot(s): 1100
	Total Land Area: 5000 s.f.
<b>Brief Description of Proposal:</b> Alteration of 2 existing windows to provide code required emergency egress as part of permit after the fact for remodel work done over ten years ago	
<b>Applicant Name:</b> Iselin Architects PC/ Todd Iselin Address: 1307 7 <sup>th</sup> St City State Zip: Oregon City, OR 97045	Phone: 503.656.1942 Email: todd@iselinarch.com
<b>Owner Name (required):</b> Bill and Barbara Houston Address: 1709 5 <sup>th</sup> Ave City State Zip: West Linn, OR 97068	Phone: 503.799.4936 Email: billhouston@mac.com
<b>Consultant Name:</b> Same as applicant Address: City State Zip:	Phone: Email:

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 when applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

	5-26-2020		5-26-20
Applicant's signature	Date	Owner's signature (required)	Date

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

**Houston Residence  
Remodel**

**1709 5<sup>th</sup> Ave.  
West Linn, Oregon 97068**

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

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**Project Information:**

Property Owner: Barbara and Bill Houston  
1709 5<sup>th</sup> Ave.  
West Linn, OR 97068  
[billhouston@mac.com](mailto:billhouston@mac.com)  
503-799-4936

Architect: Iselin Architects, P.C.  
1307 Seventh Street  
Oregon City, OR 97045  
Contact: Todd Iselin  
[todd@iselinarch.com](mailto:todd@iselinarch.com)  
503-656-1942

Site Address: 1709 5<sup>th</sup> Ave  
West Linn, OR 97068

Tax Lot No: 01100  
Map No: 31E 02BD  
Site Area: 5,000 sq.ft.

Zoning: R-5  
Overlays: Historic Landmark

**Project Summary:**

The project consists of obtaining building permits after the fact for construction that was done more than a decade ago. Work previously done was at interior of home. To comply with current Building Code requirements it is necessary to modify two existing windows to meet egress requirements.

The first window proposed to be altered is an original wood window construction that is horizontally configured consisting of 3 individual units about 18” high with a sill at 5’-6” above the floor level. It is located on the left (east) side of the home and not visible from the right of way. The center unit is approximately 4’ wide and is proposed to be replaced with a new wood clad double hung window 5’ tall to meet minimum egress standards. This window is located at the only bedroom in this home.

The second window proposed to altered is located at the basement level on the right (west) side of the home. This is an existing 4’x 3’ aluminum sliding window with a sill located about 4’ above the floor level. It is proposed to be replaced with a 5’x4’ wood clad sliding wood window unit with a lower sill to meet egress requirements. A larger window well is also proposed at this location to comply with building code requirements.

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

### **25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES**

The following design standards apply to all changes, including alterations, additions, and new construction proposed on a designated historic resource. These standards are intended to preserve the features that made the resources eligible for historic designation. Development must comply with all applicable standards, or be approved through the modifications process specified in CDC 25.080.

A. Standards for alterations and additions. This section applies to historic reviews for alteration of and additions to designated historic resources:

1. Retention of original construction. The original construction shall be maintained or restored to the greatest extent practicable. Stylistic features of original construction that shall be preserved include, but are not limited to: a line of columns, decorative shingles, projecting bays, other primary structural elements, spatial relationships that characterize the property, examples of skilled craftsmanship that characterize the building, and architectural details defining the structure's character and historic significance.

- The proposed exterior alterations are limited to the proposed replacement of the two windows described above for fire, life safety reasons. No changes to original stylistic features of the home are proposed to be altered.

2. Retention of historic material. Removal or alteration of historic materials and features shall be avoided during the construction of new additions or exterior alterations. Whenever possible, deteriorated materials and architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, new materials shall, to the extent possible, match those of the original building in terms of composition, design, color, texture, and other visual features.

- Existing historic building materials are proposed to be retained except where change is dictated by fire, life safety code requirements. One previously installed aluminum window will be replaced with a new wood clad window to more closely match original construction. Exact replication of original window and door configurations is not possible due to building code requirements for accessibility and energy efficiency.

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 proposed window alterations will be consistent with the time period or the original construction, yet recognizable by knowledgeable persons as an alteration due to more contemporary double pane window construction.

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.

- No alterations are proposed other than the windows identified. The existing attached garage was not constructed at the time of the original home, but has gained significance over time. No alteration of this is proposed.

5. Differentiate old from new. Alterations and additions shall be differentiated from the original buildings and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property.

- The new windows will be compatible, yet distinct from the original due to the contemporary double pane construction.

6. Reversibility. Additions and alterations shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its context would be unimpaired.

- The proposed window changes will not alter the form or integrity of the historic property.

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.

- Criterion does not apply. No building additions are proposed as part of this project.

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

- No alteration to the building height or roof pitch is proposed. Communication equipment currently visible above the parapet will be removed as part of the project.

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.

- No changes to roofing material are proposed. Criterion does not apply.

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.

- New trim and any siding damaged during the window replacement will be replaced with cedar shingles or trim to match existing.

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.

- Criterion does not apply. No new exterior walls are proposed.

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 gutters or downspouts will be replaced as part of the proposed work. Criterion does not apply.

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.

- New windows are proposed to match original design with wood construction with aluminum cladding for longevity. Marvin "Ultimate" or approved equal windows will be used. Trim and sill will match original windows intact elsewhere at the home.

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.

- No storm windows are proposed. Section does not apply.

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.

- New windows are proposed to match original construction details to be consistent with original historic appearance. Single pane sashes to match the original windows at the main level are proposed. Sill and casings will be constructed to match existing original components.

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.

- Section is not applicable. No alterations or new doors are proposed.

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

- No porch alterations are proposed. Section does not apply.

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

- No deck is proposed. Section does not apply.

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

- No change in foundation height is proposed as part of the work. Foundation work will be limited to limited cutting of existing to accommodate new egress window at basement.



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.

- No new lighting is proposed. Section 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:

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);

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

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

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.

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.

- No accessory structures are proposed. Section does not apply.

## **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.

- The proposed window alterations are necessary for fire, life safety reasons. Due to existing fencing and landscaping they will not affect the privacy of adjacent residents and are compatible with scale and mass of the historic structure and neighboring 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.

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.

- Section is not applicable. No new construction is proposed..

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.

- No reconstruction of a building is proposed. Section does not apply.

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.

- No archeological resources are anticipated to be uncovered with the minor ground disturbing activity involved with this project.

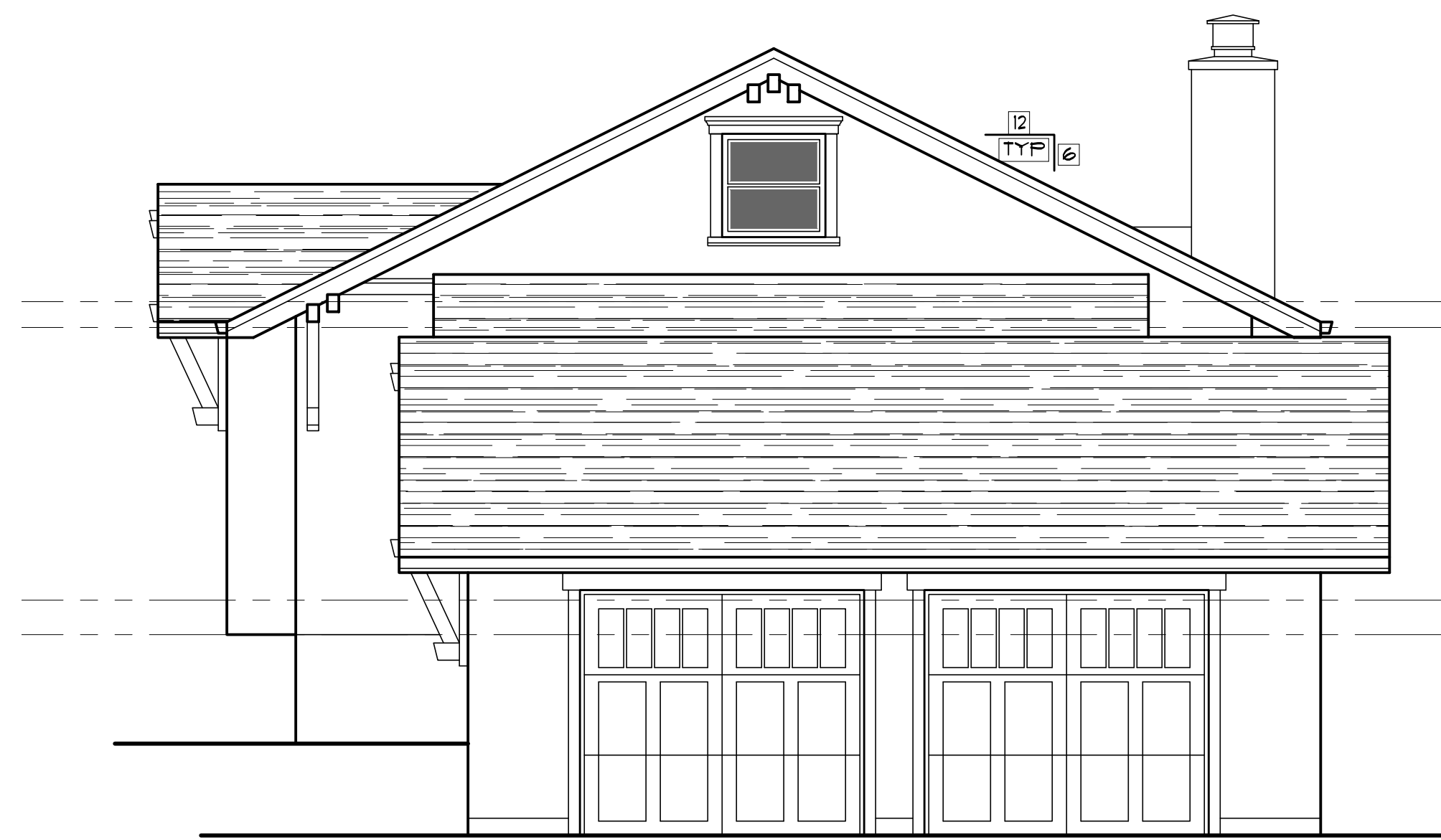
C. Willamette Historic District general design standards. This subsection applies only to alterations and additions, new construction, and accessory structure construction of residential and historically residential properties in the Willamette Historic District. Other buildings are subject to the requirements 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.
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.
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.
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.
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.
6. *Repealed by Ord. 1675.*
7. Building height.
  - a. Residential structures are limited to 28 feet in height. Cupolas and towers shall not exceed 50 feet in height.

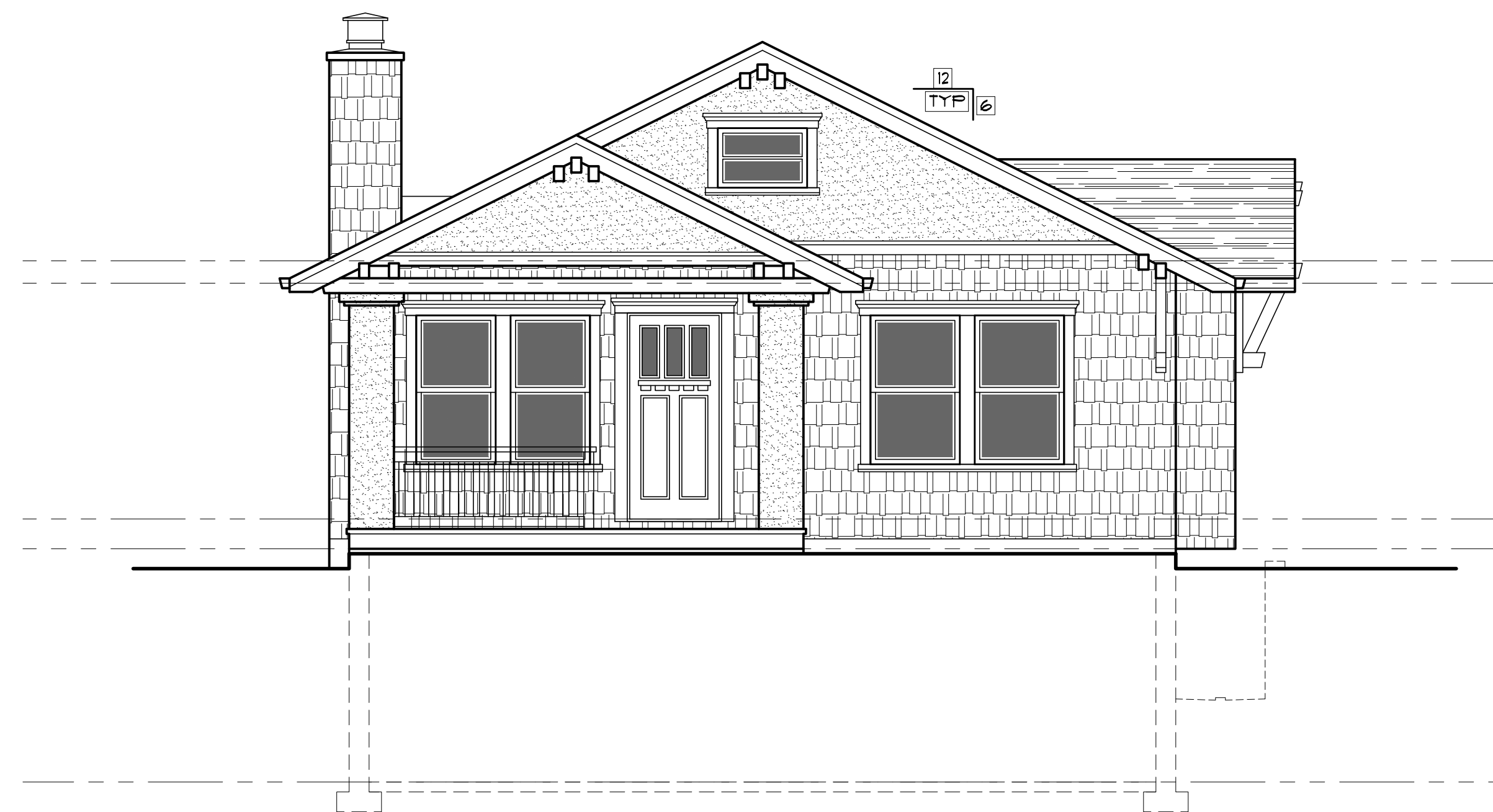
- b. One story accessory structures shall not exceed a height of 15 feet. For the purposes of this chapter, any one story accessory structure over 15 feet is considered a two story structure.
  - c. Two story accessory structures shall not exceed the maximum height of 23 feet as measured per Chapter 41 CDC.
  - d. Accessory structures shall not exceed the height of the primary dwelling.
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.
9. Roof pitch. Roofs shall have a pitch of at least 6:12.
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.
  - Criteria 1-10 above do not apply. No addition or alteration of building footprint is proposed.

Project Site

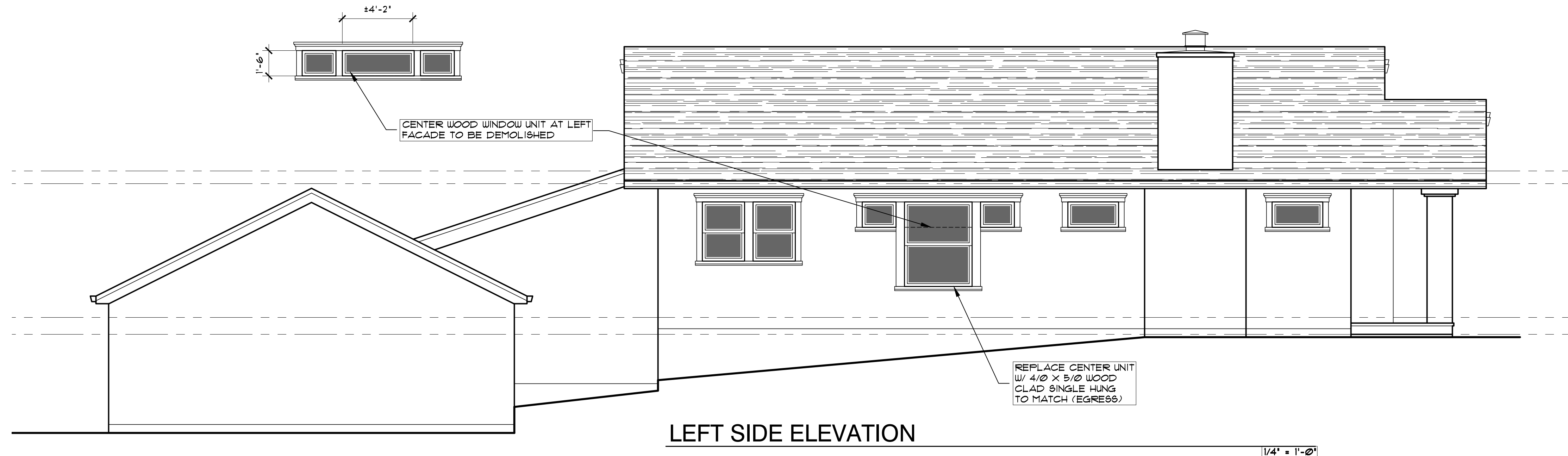




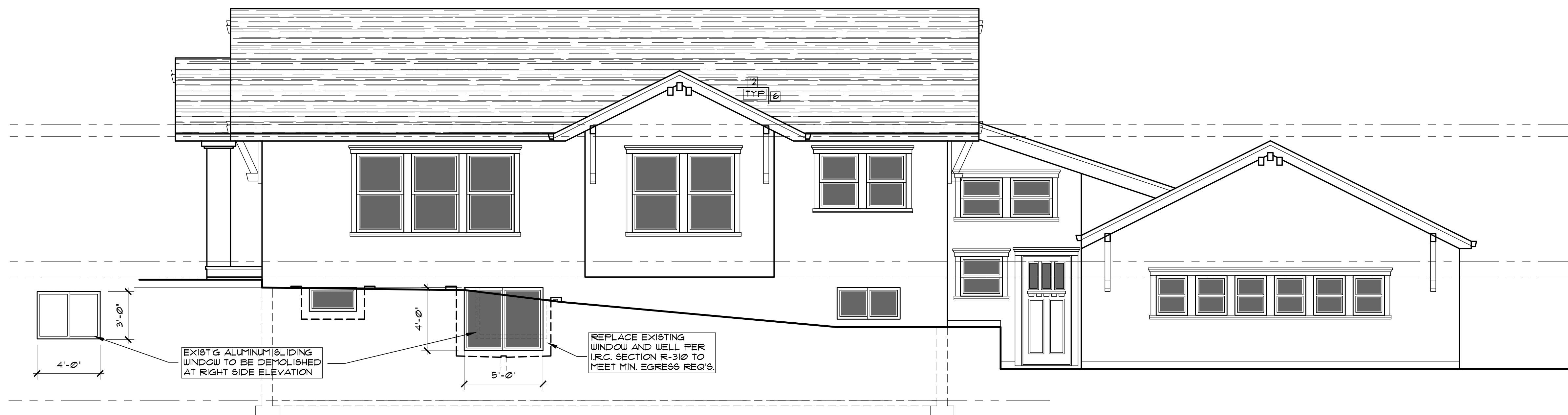
REAR ELEVATION (FACING ALLEY) 1/4" = 1'-0"



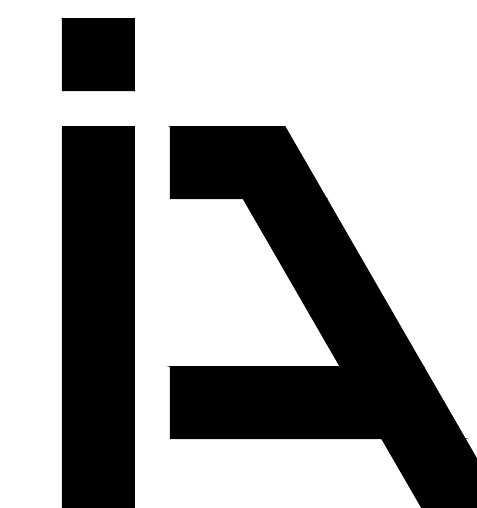
FRONT ELEVATION (FACING 5th AVENUE) 1/4" = 1'-0"



LEFT SIDE ELEVATION 1/4" = 1'-0"

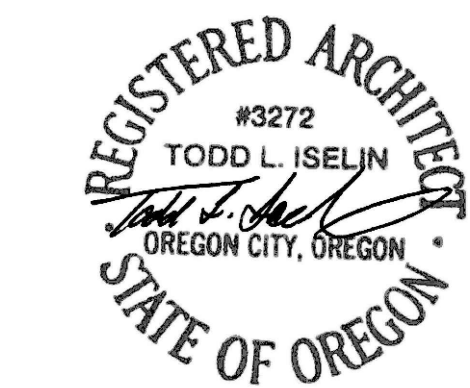


RIGHT SIDE ELEVATION (FACING 14th STREET) 1/4" = 1'-0"



**ISELIN ARCHITECTS P.C.**

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www.iselinarchitects.com



**HOUSTON RESIDENCE**

1709 5th Avenue  
West Linn, OR, 97068

PROJ. NO. : 1955  
FILE : A-FP  
DATE : 5/8/2020

SHEET #

**A2.1**

ELEVATIONS