

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT WYSS	PROJECT NO(S): DR-20-11	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$100	REFUNDABLE DEPOSIT(S)	TOTAL \$100

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: 1706 6th Avenue West Linn, OR 97068	Assessor's Map No.: <hr/> Tax Lot(s): <hr/> Total Land Area: 5000 square feet
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Brief Description of Proposal: Rear first floor addition and rear second floor dormer

Applicant Name: Denise Hoffner <small>(please print)</small> Address: 1706 6th Ave. City State Zip: West Linn, OR	Phone: (503) 891-4067 Email: denisenali@comcast.net
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Owner Name (required): Denise Hoffner <small>(please print)</small> Address: 1706 6th Ave. City State Zip: West Linn, OR	Phone: (503) 891-4067 Email: denisenali@comcast.net
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Consultant Name: ICON Architecture/Planning LLC <small>(please print)</small> Address: 16325 Boonsferry Rd, Suite 207 City State Zip: Lake Oswego, OR 97034	Phone: 503-534-0337 Email: dan@iconarchitect.com natalie@iconarchitect.com
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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 decision may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **One complete hard-copy set of application materials must be submitted with this application.**
One complete digital set of application materials must also be submitted electronically in PDF format.
If large sets of plans are required in application please submit one set.

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.

Denise Hoffner	12/09/2020	Denise Hoffner	12/09/2020
Applicant's signature	Date	Owner's signature (required)	Date

Denise Hoffner Residence

1706 6th Avenue, West Linn, OR 97068

Site Information

Site Area: 5,000 square feet

Neighborhood: Willamette

Comp. Plan: Medium Density Residential

Zoning: R-5 (Single-Family Residential Detached and Attached/Duplex)

Overlays: Willamette Historic District Overlay Zone

Statement of Intent:

Thank You for your time and consideration of this project. The intent is to receive approval from the historic board to move forward with a building permit for an addition to increase value and safety in the home.

These additions are being sought after much consideration and investment of both time and money. Please be aware, many renditions of this plan have been considered, most have been ruled out due to current code requirements or substantial and undesired change to the original home. The plan that is proposed is meets the needs of this home while maintaining the integrity of the original structure and compatibility with its period, style, and the neighborhood.

The proposed plan is critical for this home to restore its functionality and to maintain its value in the neighborhood. Homes in Willamette have appreciated largely due to the appeal of the neighborhood, which is a result of homeowner's attention to maintenance, upkeep, and restoration of the homes.

Project Details

The applicant is proposing a main floor addition and an upper floor dormer (See Sheet A0.03) in the north (rear) of the existing plan at the 1706 6th Avenue property, which is in the locally designated Willamette Historic District and inside of the National Register district. The lot is zoned R-5 and is 5,000 square feet. The property is on the north side of 6th Avenue at the corner of 6th Avenue and 14th Avenue. The existing residence has approximately 2,460 sq. ft. of living area. Per Clackamas County Assessor data, the house was built c. 1925.

Process

This is a Class II Historic Design Review process with the deciding body being the Historic Review Board.

Packet Table of Contents:

- A. Development Review Application
- B. Historical Review Written Narrative (CDC 25.060, CDC 25.070, & CDC 25.080)
 - a. Photos of Existing Residence
 - b. Neighborhood Context Photos
 - c. Period Bungalow Architectural Reference Photos
- C. Drawing Set
 - A0.00 – Cover Sheet
 - A0.03 – Site Plan
 - A1.01 – As-built Plans
 - A1.02 – As-built Plans
 - A1.06 – Proposed Plans
 - A1.07 – Proposed Plans
 - A2.01 – Building Elevations
 - A2.02 – Building Elevations

CDC 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 original house, constructed in 1925, shall be maintained or restored to the greatest extent practicable during the construction of the proposed main floor addition, which is proposed to be built adjacent to the original historical building exterior walls and roof forms. A shed addition of unknown date, and of no historical significance, which is poorly constructed and nonconforming to historical guidelines, will be rebuilt as part of the addition. The addition is an enclosed porch or mudroom that is ±9” below the main floor level. Vinyl windows on the side and back will be replaced with windows consistent with historic guidelines. (See Sheet A0.03)

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.

Removal or alteration of historic materials and features shall be avoided during the construction of the proposed main floor addition and upper floor dormer. The only original wood window to be removed is in poor condition and will be replaced using historical guidelines (See Sheet A2.02). The remaining windows to be removed were installed at an unknown date, do not add historical significance, and do not conform to the historical guidelines. Where practical at the location of the new construction (See Sheet A0.03) the existing removed cedar shake siding, wood trim and other architectural materials will be salvaged to be used at the proposed main floor addition and upper floor dormer.

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 time period of the original 1925 building shall remain consistent. The matching of the original historical forms, features, and materials of the proposed main floor addition and upper floor dormer were designed to be subordinate to the existing historical building's recognizable physical record of its time and place.

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.

There are no additional changes to the property that have acquired historical significance.

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 proposed one-story main floor addition and upper floor dormer will be located at the north (rear) of the existing plan thus allowing the integrity of the original 1925 building features and massing to be dominant and differentiated. The proposed main floor addition, upper floor dormer will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the existing property. (See Sheets A2.01 & A2.02)

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 main floor addition and upper floor dormer is to be sited at the north (rear) side of the original building (See Sheet A0.03). If in the future the proposed addition is removed the essential form and integrity of the historic property and its context would be unimpaired. (See Sheets A2.01 & A2.02)

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.

The proposed main floor addition and upper floor dormer will be subordinate to the original building since they will be smaller in scale and to be attached at the north (rear) side of the original plan where much of the new construction will be not visible from either street elevation (See Existing Photos and pg. 6 Neighborhood Context Examples). The proposed main floor addition will be one-story tall @ 9'-0" floor to plate height and set back 10'-8" ± from the 14th Avenue property line which meets the requirements of a R5 Zone within a Historic District. The upper floor dormer will be minimally or not at all visible from human eye level at 14th Avenue and not visible from 6th Avenue. Architectural features of the proposed main floor addition and upper floor dormer are to be consistent with those of the original building.

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

The existing or historic building heights and roof pitches of the original building will be maintained and not affected by the proposed main floor addition and upper floor dormer attached at the north (rear) side of the original building (See Sheets A2.01 & A2.02).

A modification for roof height is requested for the replacement of an existing, but not original, roof over an addition that was added at an unknown date and is not historically significant.

The roof to be replaced is a secondary roof form to the primary original roof structure and the modification in height will allow for improved code and accessibility improvements as well as improved quality of construction. The roof pitch on the main floor addition, as proposed, is to be consistent with the existing addition being removed. Please see 25.080 for modification request.

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.

The new roof materials at the proposed main floor addition and upper floor dormer will match the current existing asphalt shingles.

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.

The existing exterior walls & cedar shake wood siding materials will remain intact except for the original north wall and the shed addition walls as part of the proposed main floor addition. The new exterior siding on the back of the home will be consistent with the rest of the home: cedar shake, painted to match the existing home color.

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.

New wood cedar shake siding materials at the proposed main floor addition and upper floor dormer will match the original cedar shake siding.

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.

The existing metal gutters and downspouts materials will remain intact. New prefinished metal gutters and downspouts at the proposed main floor addition and upper floor dormer will match the original metal gutters and downspouts in size and profile.

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 "Marvin" wood single hung or fixed windows and wood trim at the proposed main floor addition and upper floor dormer will match the appearance of the original wood double hung windows and wood trim in size, profile and proportions of the sash, sill, light patterns, glass color, mullions and muntins as closely as possible.

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 will be used in this project.

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.

There are no original windows as all the windows were replaced with vinyl windows at an unknown date; No original existing windows will be replaced in this project. New windows will be consistent with similar historic bungalow style homes. The trim will match the existing trim.

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.

The new exterior door will be painted with glass to be consistent with the original historic appearance.

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.

The original existing front porch will not be changed in this project.

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 will be added in the side or rear yard area of this project.

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 27CDC).

The new foundation at the proposed main floor addition will not raise or lower the existing original building elevation but will align with the existing main floor elevation. (See Sheets A2.01 & A2.02)

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.

Any new lighting as part of the proposed project will be shielded to prevent glare and will be compatible with the architectural character of the original building. There will be no blinking, flashing or moving lighting installed.

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:

There is an existing detached one-story shed accessory structure located at the rear yard of the property that will remain and is not part of the work proposed. (See Sheet A0.03)

a. Location.

1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC25.070(C)1-4

There is no accessory structure as part of the work proposed.

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

There is no accessory structure as part of the work proposed.

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

There is no accessory structure as part of the work proposed.

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.

There is no accessory structure as part of the work proposed.

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 Chap. 34 CDC.

There is no accessory structure as part of the work proposed.

2. Conversions and additions. Existing detached, unheated structures including, but not limited to, workshops and garages, may be converted into other allowable accessory uses under the following conditions:

a. The structure is located behind the house's front building line;

There is no accessory structure as part of the work proposed.

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

There is no accessory structure as part of the work proposed.

c. A story may be added to an existing non-contributing garage or similar accessory structure; provided, that the final design meets the setback standards of this chapter for a two story accessory structure (see CDC25.070(C)1-4) for the historic district, or the setbacks in Chapter 34 CDC for a historic landmark;

There is no accessory structure as part of the work proposed.

d. The conversion of an existing structure is not required to meet the design standards in CDC 34.030, but it must conform to all applicable requirements of this chapter. (Ord. 1614 & 6, 2013)

There is no accessory structure as part of the work proposed.

CDC 25.070

ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

This section provides additional standards that are applicable to properties within a historic district.

A. Standards for alterations and additions.

1. Compatibility with nearby context. Alterations and additions shall be:

a. Compatible in scale and mass to adjacent properties; and

The neighboring adjacent properties are comprised of 1 1/2 - 2 story homes. The original home with the proposed main floor addition and upper floor dormer will be compatible in scale and mass to the adjacent properties since it will continue to be a 1 1/2 story home in context with the neighboring adjacent properties.

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

The proposed main floor addition and upper floor dormer window placement will not provide views affecting the privacy of adjacent properties. The proposed alteration to the existing east side exterior wall of the main floor will improve the privacy of both residents by raising the windows above eye level in the bedroom.

2. Not in period buildings. Alterations to compatible, not in period buildings shall follow all applicable standards of this chapter to avoid creating a false sense of history.

The original building is in period; this standard is not applicable to our project.

3. Not in period noncompatible buildings. Alterations to not in period, noncompatible buildings shall be consistent with applicable standards in CDC 25.060 and 25.070. Such buildings do not contribute to the historic value of the district and are not subject to standards pertaining to siding, windows, and other materials listed in CDC 25.060(A); however, such buildings shall not be so stylistically different from adjacent buildings that they detract from the district's historic character.

The original building is in period; this standard is not applicable to our project.

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).

The standards for new construction listed in CDC 25.070 (B)1-3 do not apply to the proposed main floor addition and upper floor dormer as the proposed construction is an addition to an existing home, not new construction.

C. Willamette Historic District general design standards. This subsection applies only to alterations and additions, new construction, and accessory structure construction of residential and historically residential properties in the Willamette Historic District. Other buildings are subject to the requirements in Chapter 58 CDC. Dimensional and other requirements of the underlying zone, as applicable, shall apply.

1. Front yard setback.

a. The front yard setback shall equal the average of the front setbacks of adjacent homes on the block face. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet. The setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of any porches or front landings.

The proposed main floor addition and upper floor dormer located at the north (rear) side of the original building. The front setback will not be changed. (See Sheet A0.03)

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.

The existing front porch meets this standard and is not part of the proposed project. (See Sheet A0.03)

2. Side yard setback. Side yard setbacks shall be five feet, except:

The proposed main floor addition will maintain the 5'-0" side yard setback from the East property line. (See Sheet A0.03)

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

The proposed main floor addition and upper floor dormer will not have any bays, porches and chimneys that would be applied to this standard.

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.

There is no accessory structure as part of the work proposed.

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

The proposed main floor addition will maintain the 10'-0" side yard setback from the West property line. (See Sheet A0.03)

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

The proposed main floor addition and upper floor dormer will not have any bays, porches and chimneys that would be applied to this standard.

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

There is no accessory structure as part of the work proposed.

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.

The proposed main floor addition will be located ±38'-10" from property line at the rear respecting the rear yard setback. The existing detached one-story shed accessory structure will remain unchanged by this project.

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.

The original building orientation exists. The proposed main floor addition and upper dormer will maintain the original orientation for the corner lot. (See Sheet A0.03)

6. New lot configuration. In addition to other requirements of the CDC, all new lots in the historic district shall be perpendicular to the street and extend directly from the lot line along

the street to the opposite lot line. The primary structure and any other contributing structures on the original property shall not be located on separate lots.

The standard does not apply since the property is an existing lot.

7. Building height.

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

The proposed heights for the main floor addition and upper dormer will not exceed the original building height of $\pm 22'-0''$. Both new and original heights meet the standards. (See Sheets A2.01 & A2.02)

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.

There is no accessory structure as part of the work proposed.

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

There is no accessory structure as part of the work proposed.

c. Accessory structures shall not exceed the height of the primary dwelling.

There is no accessory structure as part of the work proposed.

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.

The original building width remains unchanged by the proposed main floor addition and upper dormer construction.

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

The proposed main floor addition and upper floor dormer will have roof pitches in keeping with the original building roof pitches. The original roof pitches are 8:12 at the main gable ends but are much shallower than 6:12 at other original roof locations. The proposed roof pitch at the main floor addition will match the original front dormer roof pitch and the existing addition to be replaced. (See 2/A2.01 & 3/A2.01) The proposed roof pitch at the upper dormer will match the 3:12 pitch of the original front dormer. Please see 25.080 for modification request.

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.

No proposed changes or additions for garages as part this project.

b. Parking areas.

There are no parking areas proposed as part of this project. (See Sheet A0.03)

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

The lot is not being converted for solely parking.

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

The rear yard is not being converted for solely parking.

3) When a lot is adjacent to an alley, all parking access shall be from the

alley. (Ord. 1614 & 6, 2013; Ord. 1636 & 23, 2014)

There is no parking access proposed as part of this project. (See Sheet A0.03)

CDC 25.080

MODIFICATIONS TO DESIGN STANDARDS:

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

Modifications requested: CDC 25.060(A8) & CDC 25.070(C9)

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

The provisions of Chapter 75 CDC, Variance, do not apply.

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

1. Historical records. The applicant demonstrates by review of historical records or photographs that the proposed alternative is consistent with and appropriate to the architecture in the historic district, or is appropriate to the applicable style of architecture;

According to the National Archives Catalog for the Oregon SP Willamette Falls Neighborhood Historic District:

“A typical bungalow has one to one-and-a-half stories, a low-pitched roof, and an integral front porch. Details generally included exposed eaves, decorative rafter tails and brackets, and tapered porch posts. The Craftsman bungalow style is the most common style in the Willamette Falls Neighborhood Historic District, with 23 examples. These are typically modest bungalows with low-pitched front or side gabled roofs with wide front porches supported with wood columns or battered posts. Some of these buildings adhere more closely to the Craftsman aesthetic, while others incorporate classical details.”

The proposed alternative is consistent with and appropriate to the architecture in the historic district (see Neighborhood Context Examples) and is appropriate to the bungalow style of architecture for the period (see Period Architectural Reference Examples).

2. Consistency. The resulting development of the proposal would be consistent with the intent of the standards for which the modification is requested, as determined by the approval authority;

The intent of the standards is to preserve the historic quality of the neighborhood while allowing improvements for the function and safety of the homes. The standards put forth by CDC 25.060 and CDC25.070 require additions to be both consistent and appropriate to the style and to differentiate the addition from the original structure. The resulting development of the proposal would be consistent with the intent of the standards because it maintains the original form where it is visible from the street and the extension in the back is consistent and appropriate to the style and period. The original roof line is maintained to divide the original from the new and the roof line on

the addition is both consistent with a previous addition and roof lines of similar period bungalows (See Period Architectural Reference Examples).

The modifications are needed to achieve head heights and clearances required by code. The original home has steep staircases that are only 25" in width that have been a safety issue for children and visitors in the home. The addition would allow for the safety and the economic value of the home to be improved while adding exceptional and appropriate architecture to the north (rear) façade.

3. *Negative impacts. Negative impacts to adjacent homes and/or a historic district will be minimized. These include, but are not limited to, loss of solar access, light, or air to an adjacent structure, and scale or mass that visually overwhelm or are not deferential to an adjacent landmark or contributing structure; and*

The proposed main floor addition and upper floor dormer do not have negative impacts to adjacent homes or the historic district because the addition does not overwhelm the original mass of the home and does not block access to light or air to adjacent homes. The gable dormer is perpendicular and level with the original roof and set back from the addition on the first floor. The addition does not visually block any landmarks or contributing structures.

4. *Exceptional architecture. The proposal incorporates exceptional and appropriate architectural elements into the building. (Ord. 1614 § 6, 2013)*

The proposed main floor addition and upper floor dormer incorporate appropriate architectural elements into the building and may be considered exceptional architecture for an addition to a historic structure. The period and context were heavily considered in the extension of the form to apply appropriate details and reflect the historic context but are distinguishable from the original form.

Although not easily visible from the street or alley, the proposed main floor addition and upper floor dormer would improve the aesthetic composition of rear and side facades and provide the space to make the home safer and code compliant. The addition would allow for the replacement of poorly constructed mud room that was an addition to the original structure at an unknown date and is not historically significant. The addition and dormer would also provide the room to make safer vertical circulation and egress while improving the economic value of the home.

PHOTOS & EXAMPLES:



Current Home - 6th Avenue – South View – 2020



Current Home – North View (within backyard) - 2020

PHOTOS & EXAMPLES:



Current home – East View (trees and buildings block all views from East) – 2020

PHOTOS & EXAMPLES:



Current Home – View from corner of 14th St. & 6th Ave. – 2020



Current Home – Trees block view from West and South – 2020

PHOTOS & EXAMPLES:



Current Home - North-East View only portion visible from alley
Also, 1728 6th Ave. – “California” bungalow with 3:12 (or less) gable roof.

PHOTOS & EXAMPLES:

Neighborhood Context Examples:



1818 6th Ave. - 3:12(or less) Gable addition on Corner lot that has an alley



PHOTOS & EXAMPLES:



1508 14th St. - "California" Bungalow with 3:12 gable roofs directly across 14th street from project



1409 14th St. - Addition extending from width of original exterior walls.

PHOTOS & EXAMPLES:

Period Architectural Reference Examples (also in the neighborhood):



2194 5th Ave. – Gable Dormer and 8:12 to 3:12 roof transition

PHOTOS & EXAMPLES:



1822 5th Ave. – 3:12 Gable

PHOTOS & EXAMPLES:

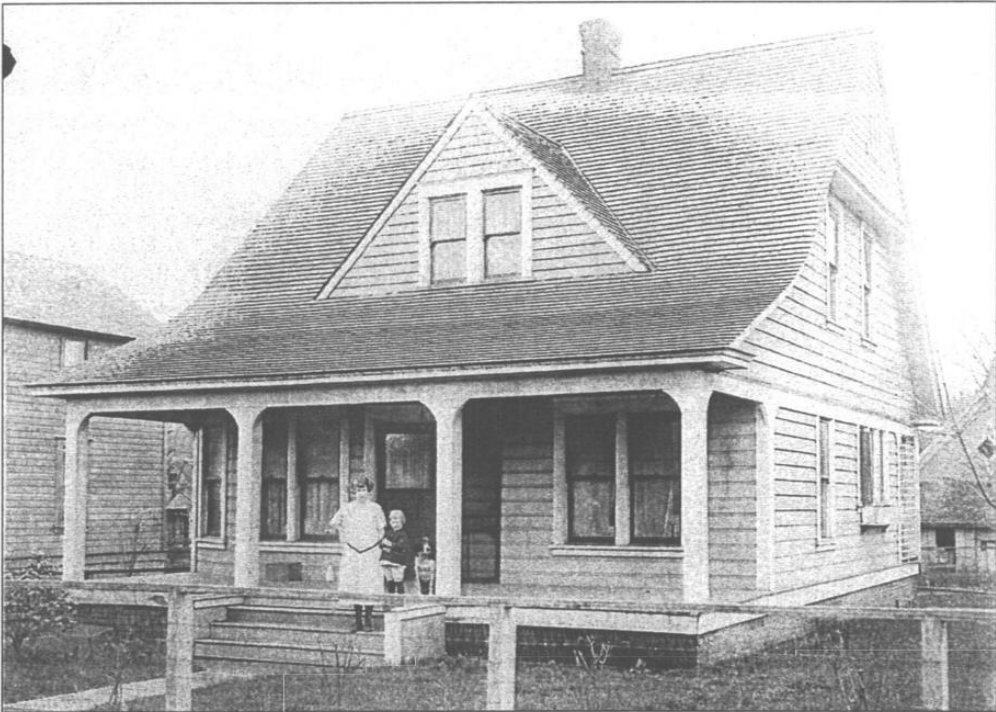
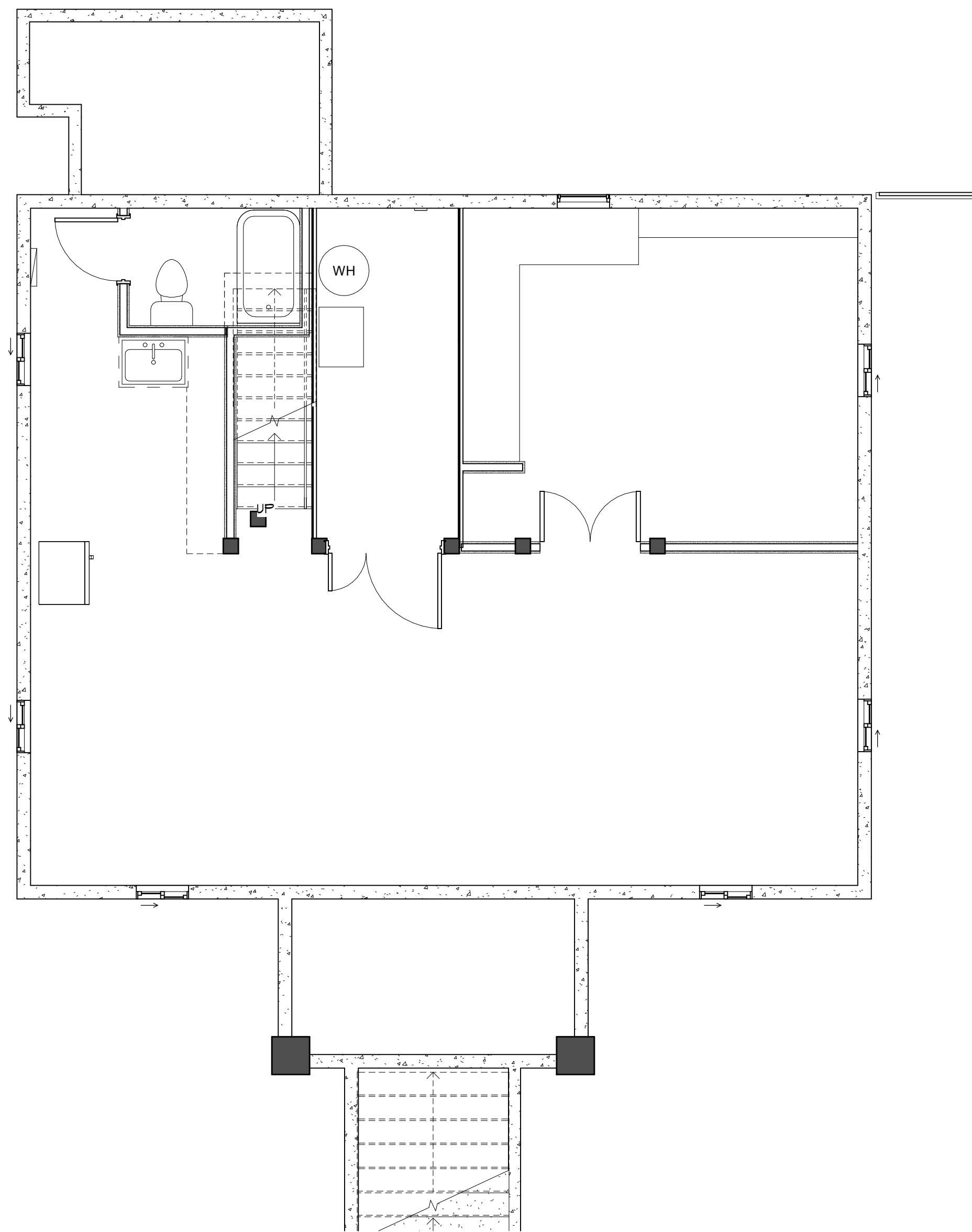


Figure 18: 1819 6th Avenue, nd

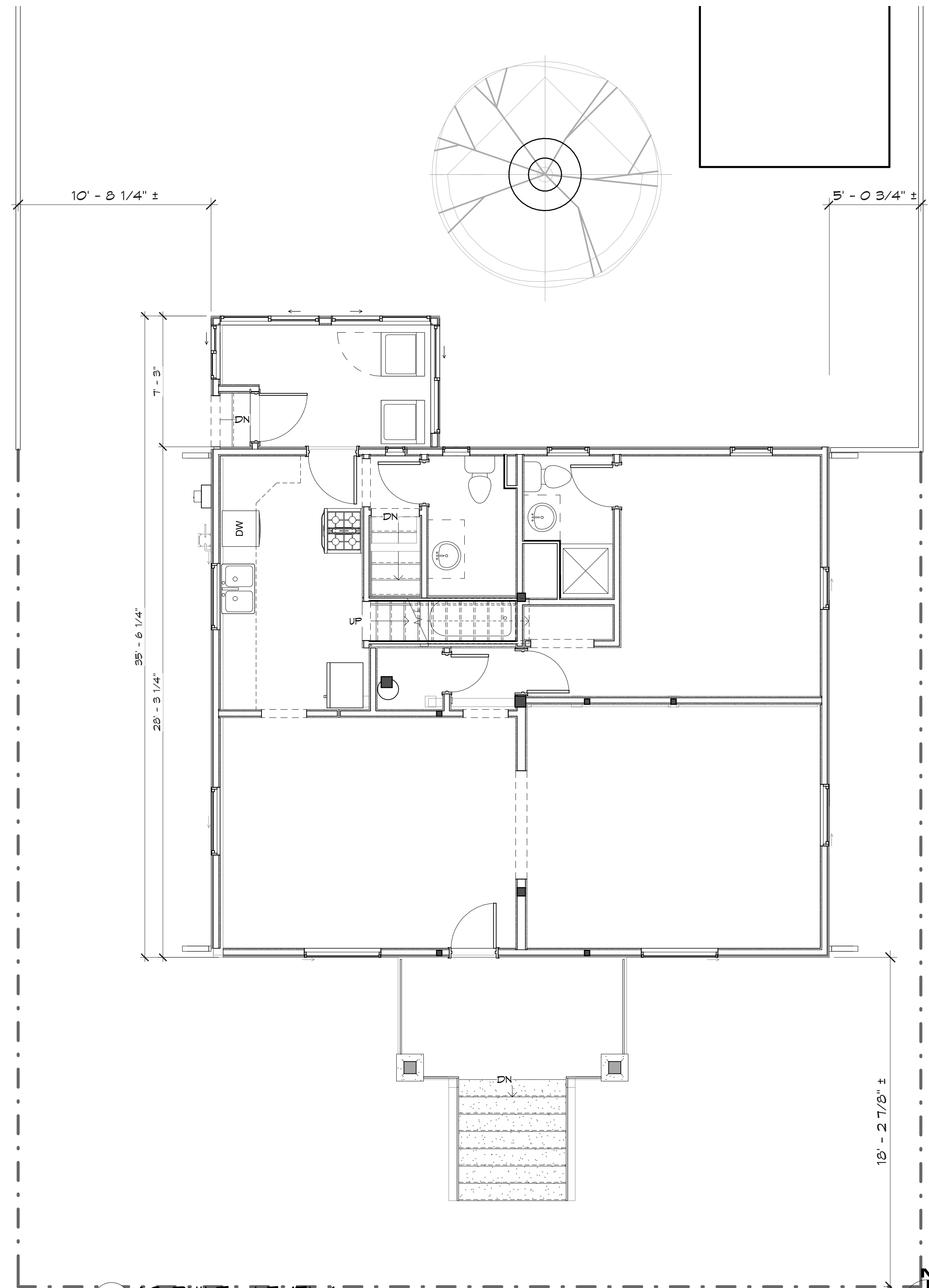
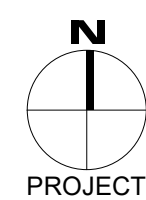
PHOTOS & EXAMPLES:



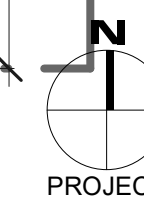
1819 6th.JPG



2 AS-BUILT - BASEMENT
1/4" = 1'-0"



1 AS-BUILT - LEVEL 1
1/4" = 1'-0"



PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

ADDITION/REMODEL
HOFFNER RESIDENCE
 1706 6TH AVE
 WEST LINN, OR 97068

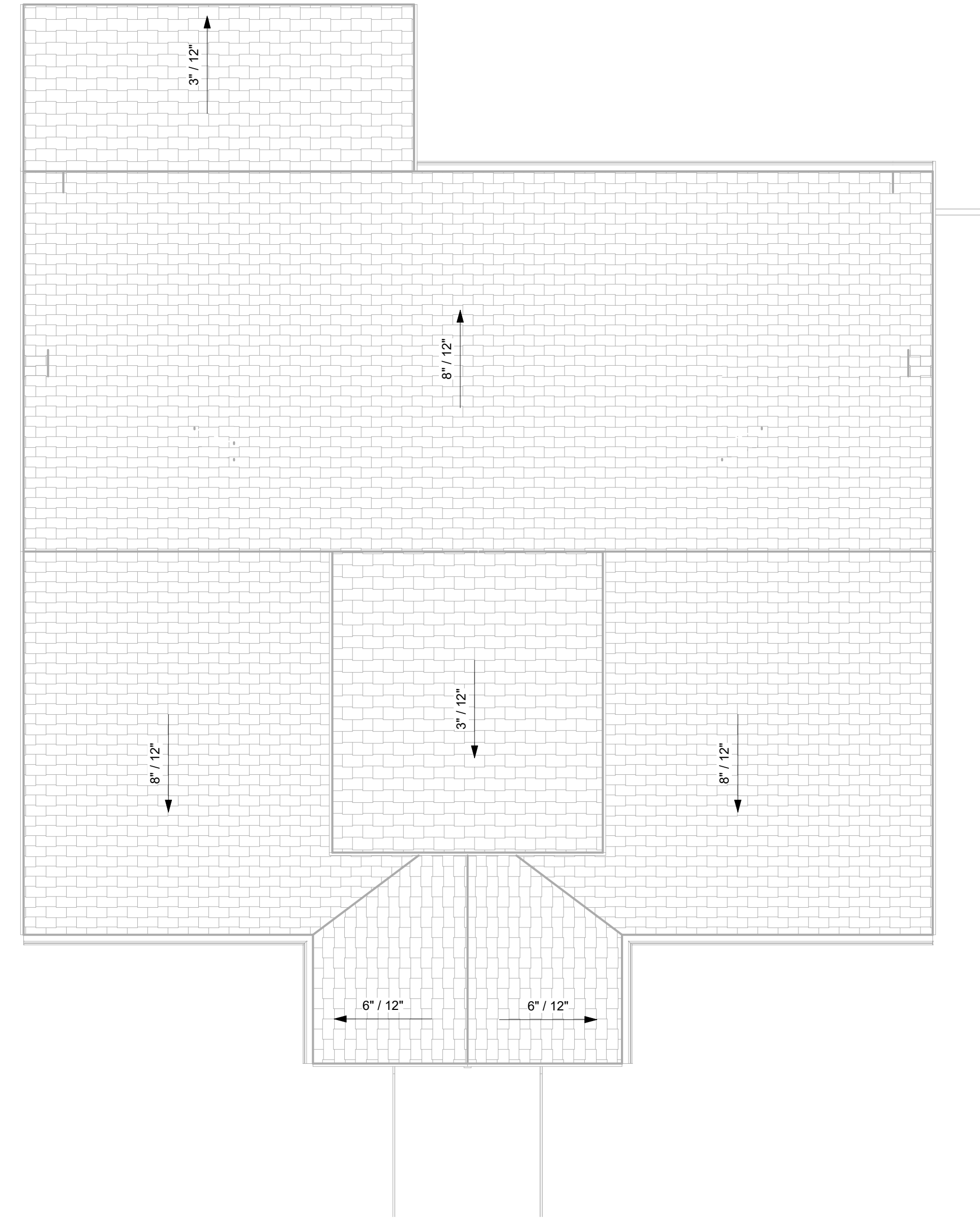
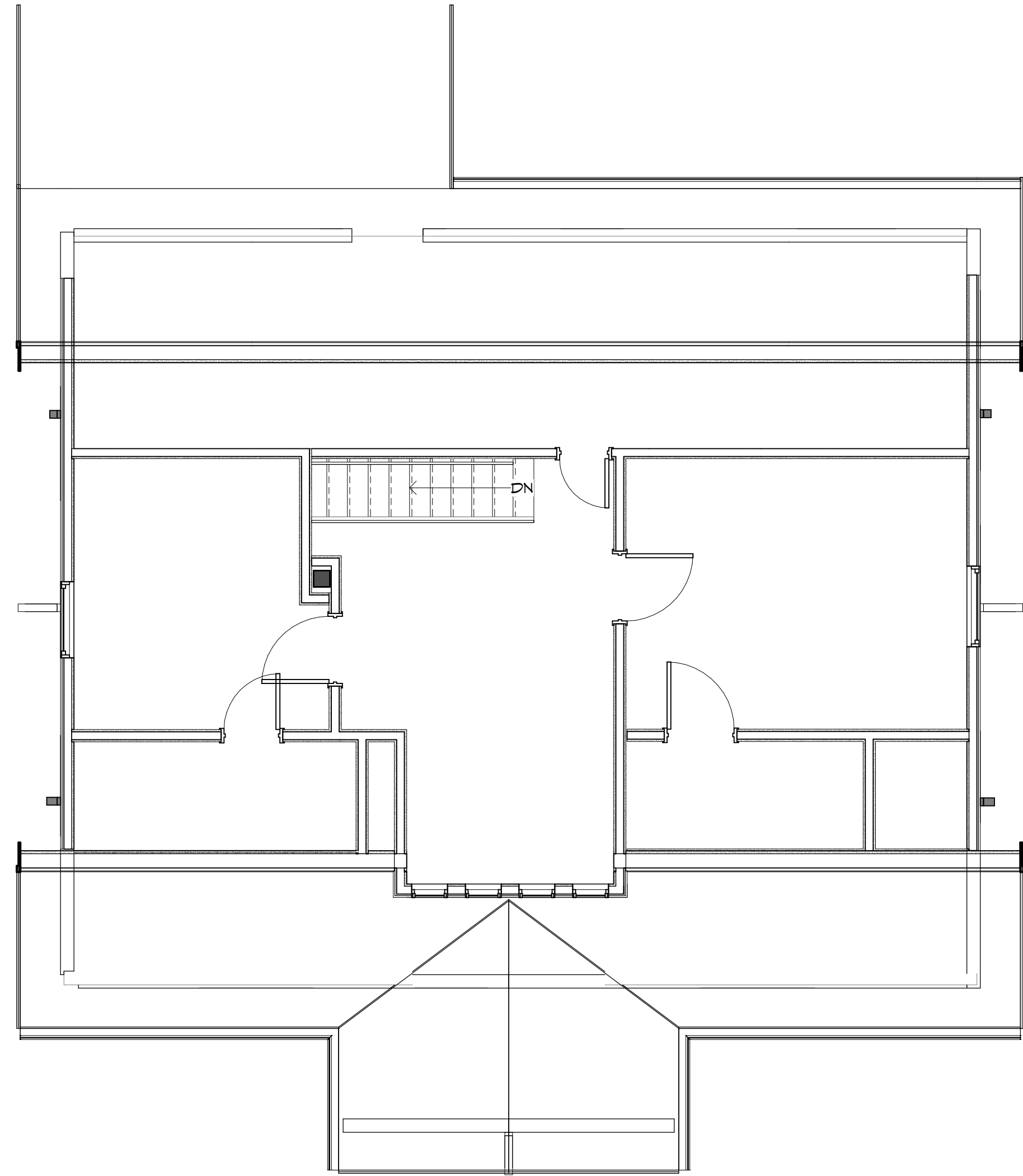
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No.	Description	Date

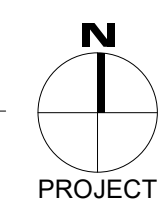
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ISSUE DATE:	10/13/2020
JOB NUMBER:	10124.01
DRAWN BY:	NTW
CHECKED BY:	DLG

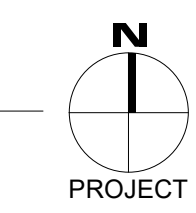
SHEET CONTENTS:
 AS-BUILT - FLOOR
 PLANS
A1.01
 10 SHEETS TOTAL



1 AS-BUILT - LEVEL 2
1/4" = 1'-0"



2 AS-BUILT - ROOF PLAN
1/4" = 1'-0"



PRELIMINARY
DRAWING

NOT FOR
CONSTRUCTION

ADDITION/REMODEL
HOFFNER RESIDENCE
 1706 6TH AVE
 WEST LINN, OR 97068

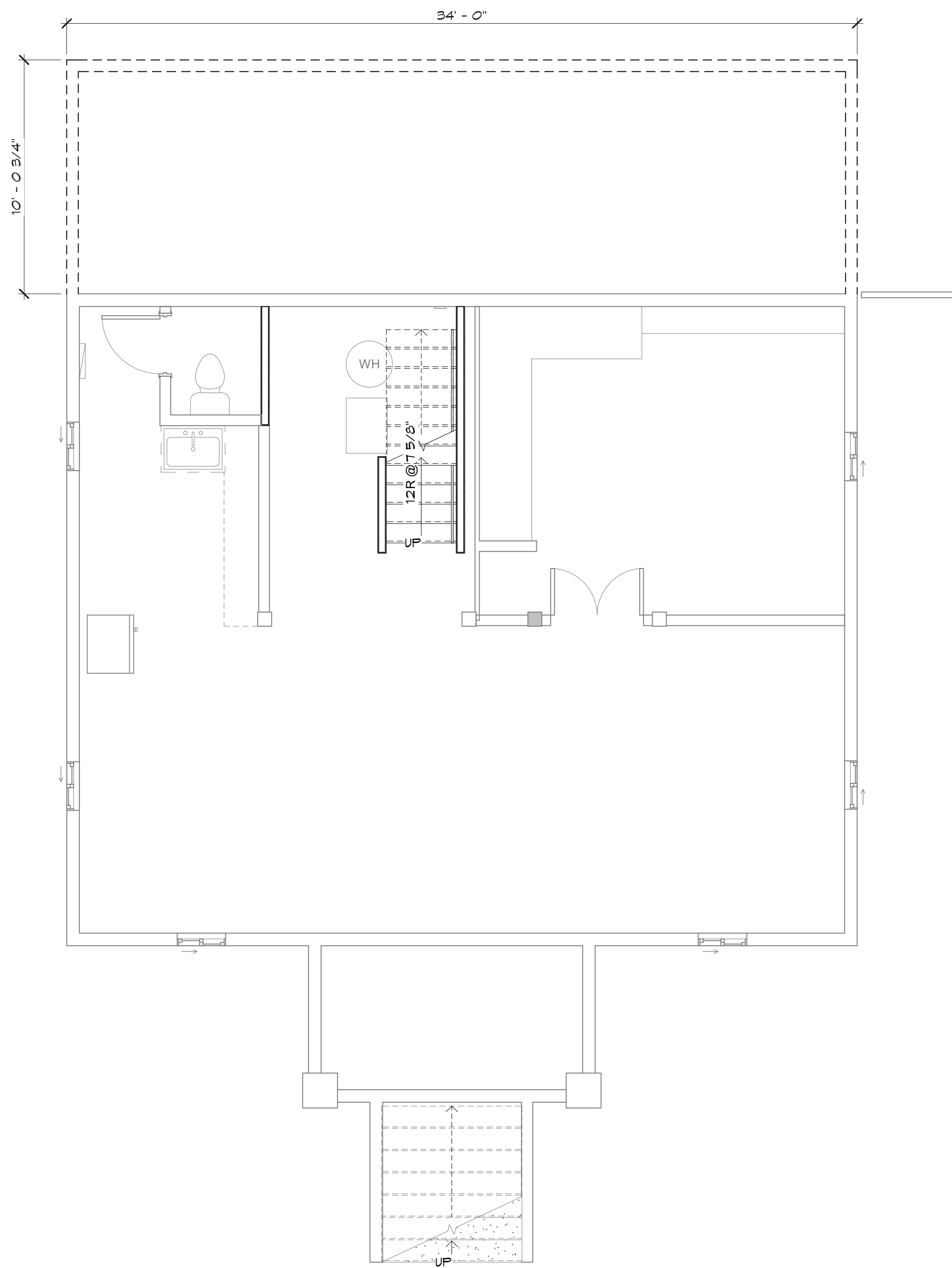
ISSUED FOR:

No.	Description	Date

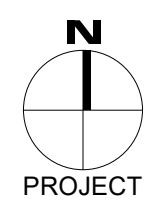
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JOB NUMBER:	10124.01
DRAWN BY:	NTW
CHECKED BY:	DLG

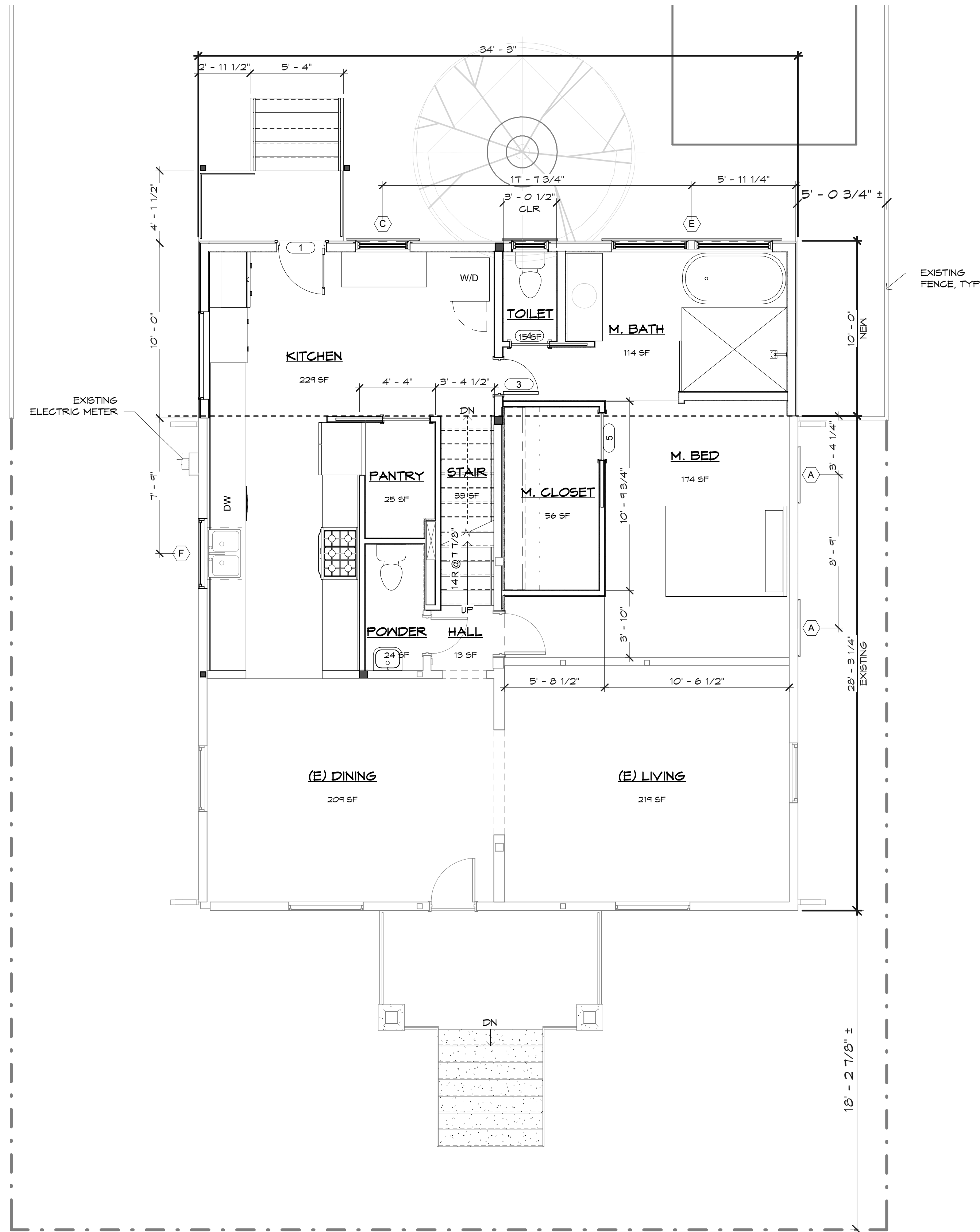
SHEET CONTENTS:
 AS-BUILT - FLOOR
 PLANS
A1.03
 10 SHEETS TOTAL



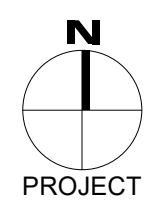
1 FLOOR PLAN - BASEMENT
1/4" = 1'-0"



PROJECT



2 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"



PROJECT

AREA SCHEDULE		
Name	Level	Area
EXISTING		
EXISTING	BASEMENT	953 SF
EXISTING	LEVEL 1	960 SF
EXISTING	LEVEL 2	509 SF
		2431 SF
NEA		
NEA	LEVEL 1	349 SF
NEA	LEVEL 2	250 SF
		592 SF
Grand total:	5	3023 SF

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

ADDITION/REMODEL
HOFFNER RESIDENCE
1706 6TH AVE
WEST LINN, OR 97068

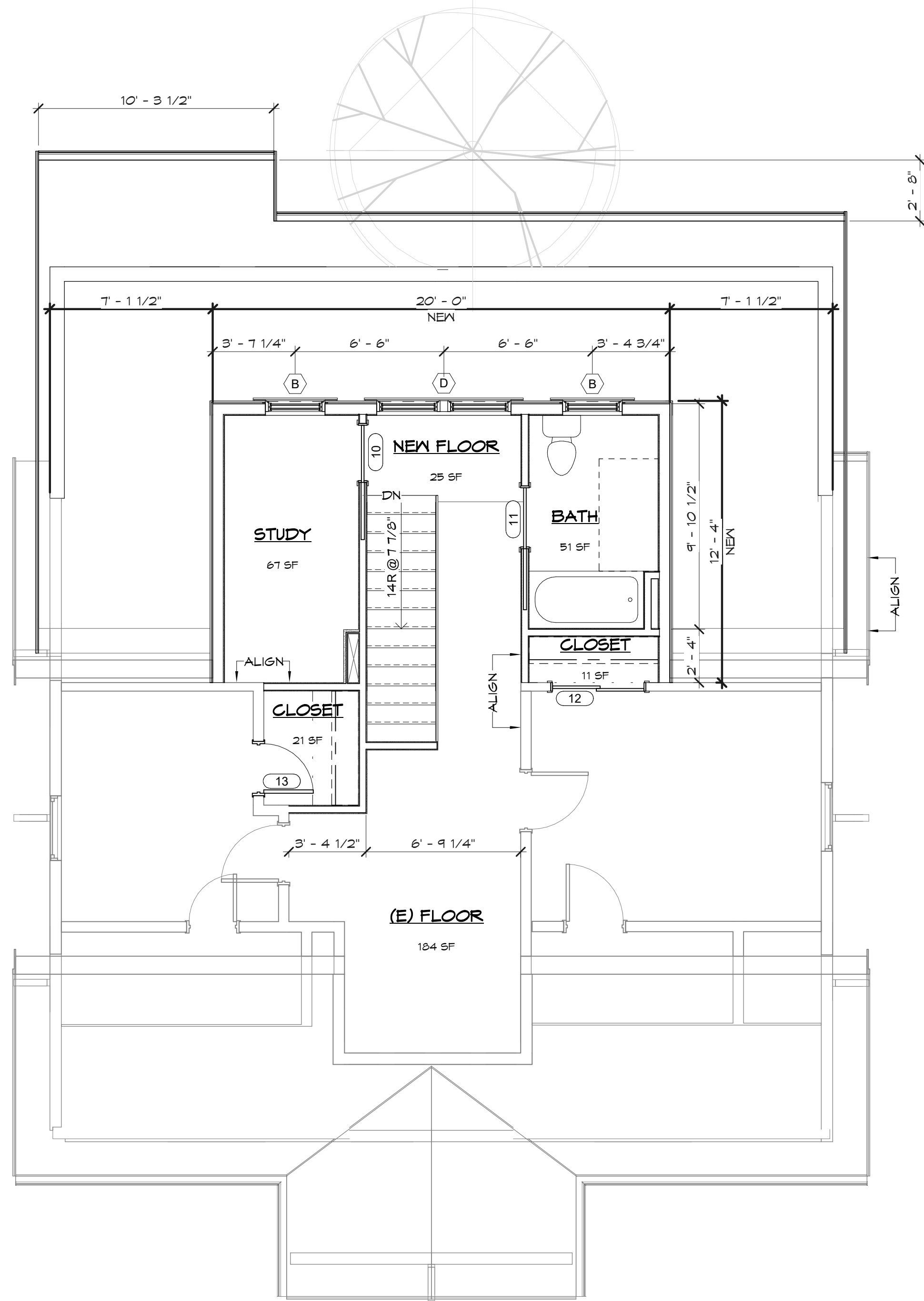
ISSUED FOR:		
No.	Description	Date

DATA:	
ISSUE DATE:	10/13/2020
JOB NUMBER:	10124.01
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CHECKED BY:	DLG

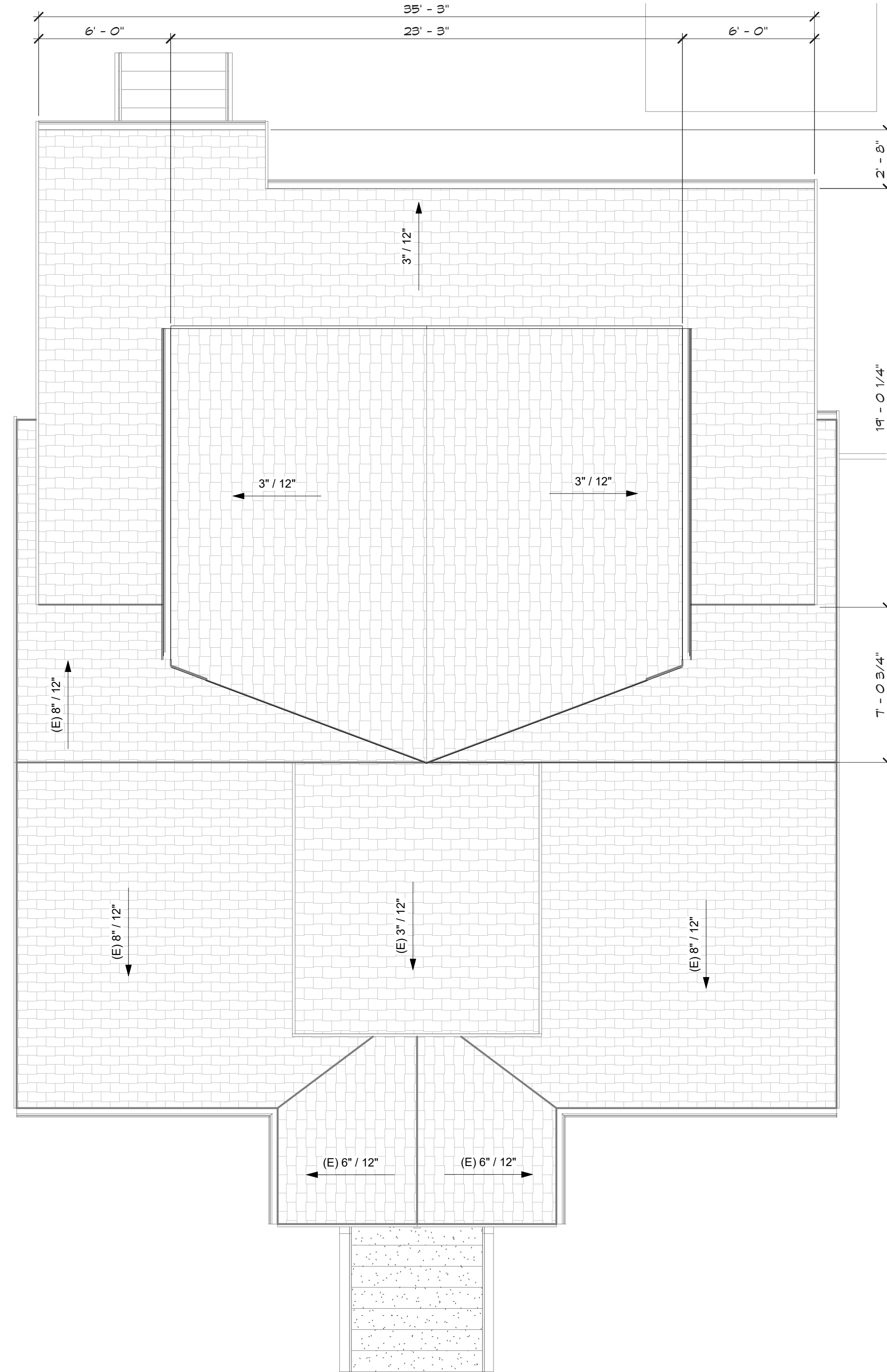
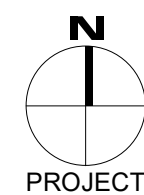
SHEET CONTENTS:
FLOOR PLANS
A1.06
10 SHEETS TOTAL

ICON architecture/planning llc
American Institute of Architects
AIA 1929
1835 Second Entry Road, Suite 207
Lake Oswego, Oregon 97035
503.534.0307
www.iconarchitect.com
info@iconarchitect.com

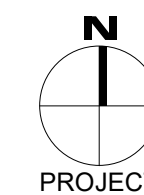
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1 FLOOR PLAN - LEVEL 2
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"



AREA SCHEDULE		
Name	Level	Area
EXISTING		
EXISTING	BASEMENT	953 SF
EXISTING	LEVEL 1	960 SF
EXISTING	LEVEL 2	509 SF
		2431 SF
NEA		
NEA	LEVEL 1	349 SF
NEA	LEVEL 2	250 SF
		592 SF
Grand total: 5		3023 SF

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

HOFFNER RESIDENCE
1706 6TH AVE
WEST LINN, OR 97068

ISSUED FOR:

No.	Description	Date

DATA:

ISSUE DATE:	10/13/2020
JOB NUMBER:	10124.01
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SHEET CONTENTS:
FLOOR PLANS

A1.07

10 SHEETS TOTAL

12/9/2020 12:40:07 PM

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1635 Second Entry Road, Suite 207
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02/28/2019

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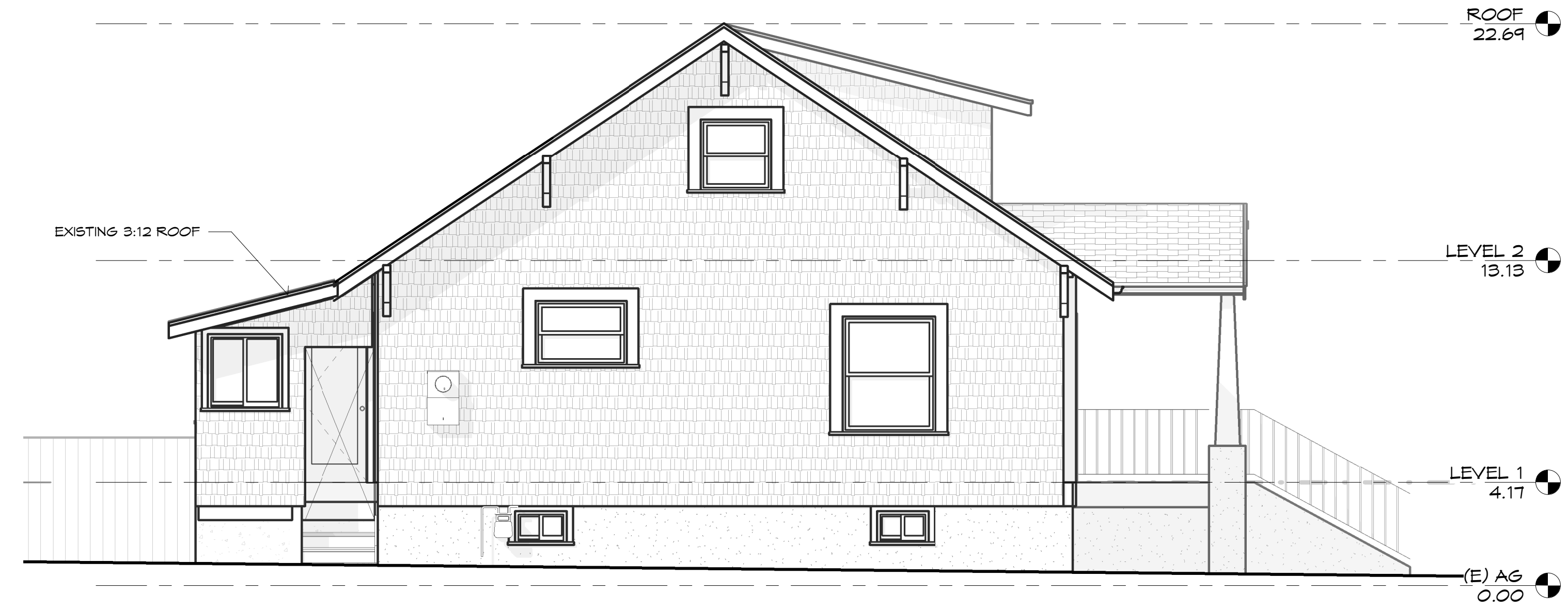
DOOR SCHEDULE						
SYM.	TYPE	SIZE		HRDWR.	NOTES (DOORS CTR UNO)	COUNT
		W	H			
LEVEL 1						
1	F	2'-10"	6'-10"		EXISTING, REUSED	1
3	A	2'-0"	6'-8"		EXISTING, REUSED	1
4	C	2'-2"	6'-8"		POCKET	1
5	C	2'-2"	6'-8"		POCKET	1
36	C	2'-8"	6'-8"		POCKET	1
LEVEL 2						
10	C	2'-6"	6'-8"		POCKET	1
11	C	2'-8"	6'-8"		POCKET	1
12	D	4'-0"	6'-8"		BYPASS	1
13	A	2'-2"	6'-8"		SWING	1

WINDOW SCHEDULE						
TYPE	UNIT SIZE		HEAD HEIGHT	QTY.	OPERATION	NOTES
	W	H				
A	2'-2"	1'-9 1/8"	6'-8"	2	AWNING	
B	2'-7 1/4"	2'-11 1/2"	6'-0"	2	SINGLE HUNG	
C	3'-1 1/4"	3'-9 1/2"	6'-8"	1	SINGLE HUNG	
D	5'-10 1/2"	2'-11 1/2"	6'-0"	1	SINGLE HUNG	DOUBLE
E	4'-2 1/2"	3'-11 1/2"	6'-8"	1	SINGLE HUNG	DOUBLE
F	4'-0"	3'-4"	6'-8"	1	SINGLE HUNG	
G	2'-1 1/4"	2'-7 1/2"	6'-8"	1	SINGLE HUNG	
H	5'-0"	1'-2"	6'-8"	1	FIXED	

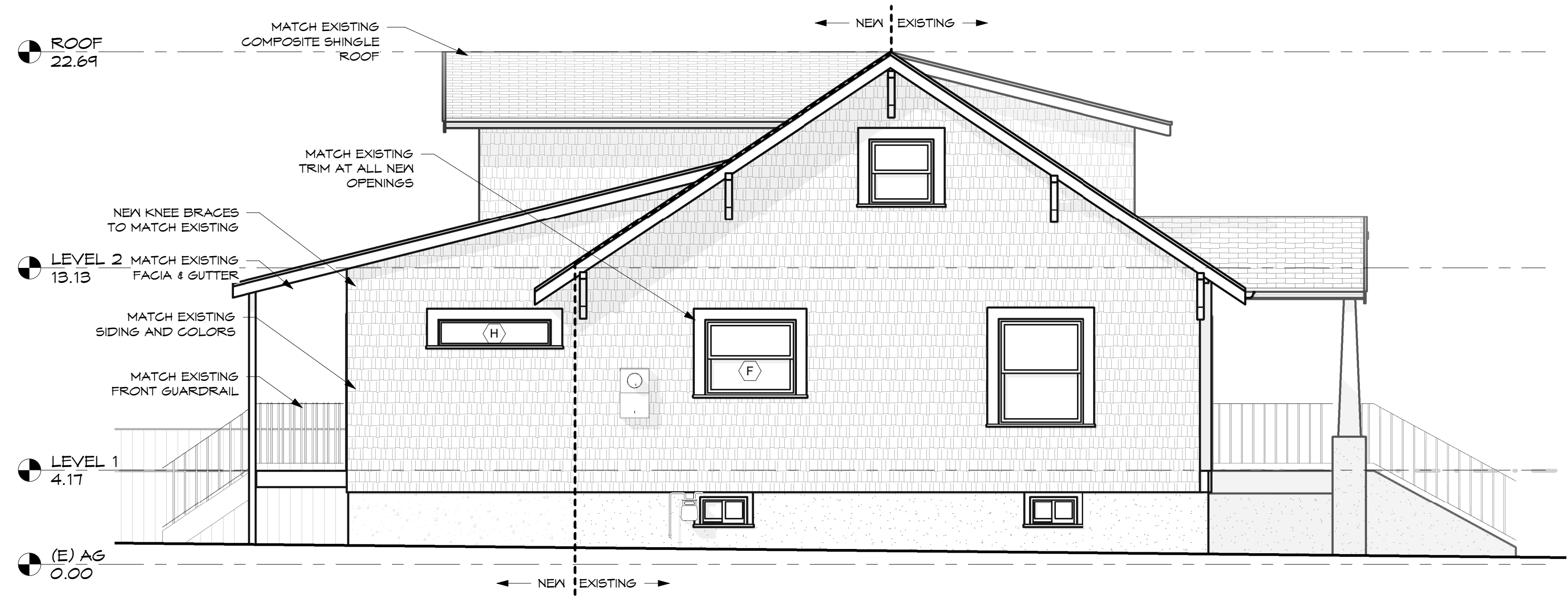
NOTE: ALL WINDOWS AND EXTERIOR DOORS SHALL CONFORM TO THE HISTORICAL GUIDELINES FOR WINDOWS AND DOORS



1 EXISTING - SOUTH - NO CHANGE
1/4" = 1'-0"



2 EXISTING - WEST
1/4" = 1'-0"



3 PROPOSED - WEST
1/4" = 1'-0"

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

HOFFNER RESIDENCE
1706 6TH AVE
WEST LINN, OR 97068

ISSUED FOR:

No.	Description	Date

DATA:

ISSUE DATE: 10/13/2020
JOB NUMBER: 10124.01
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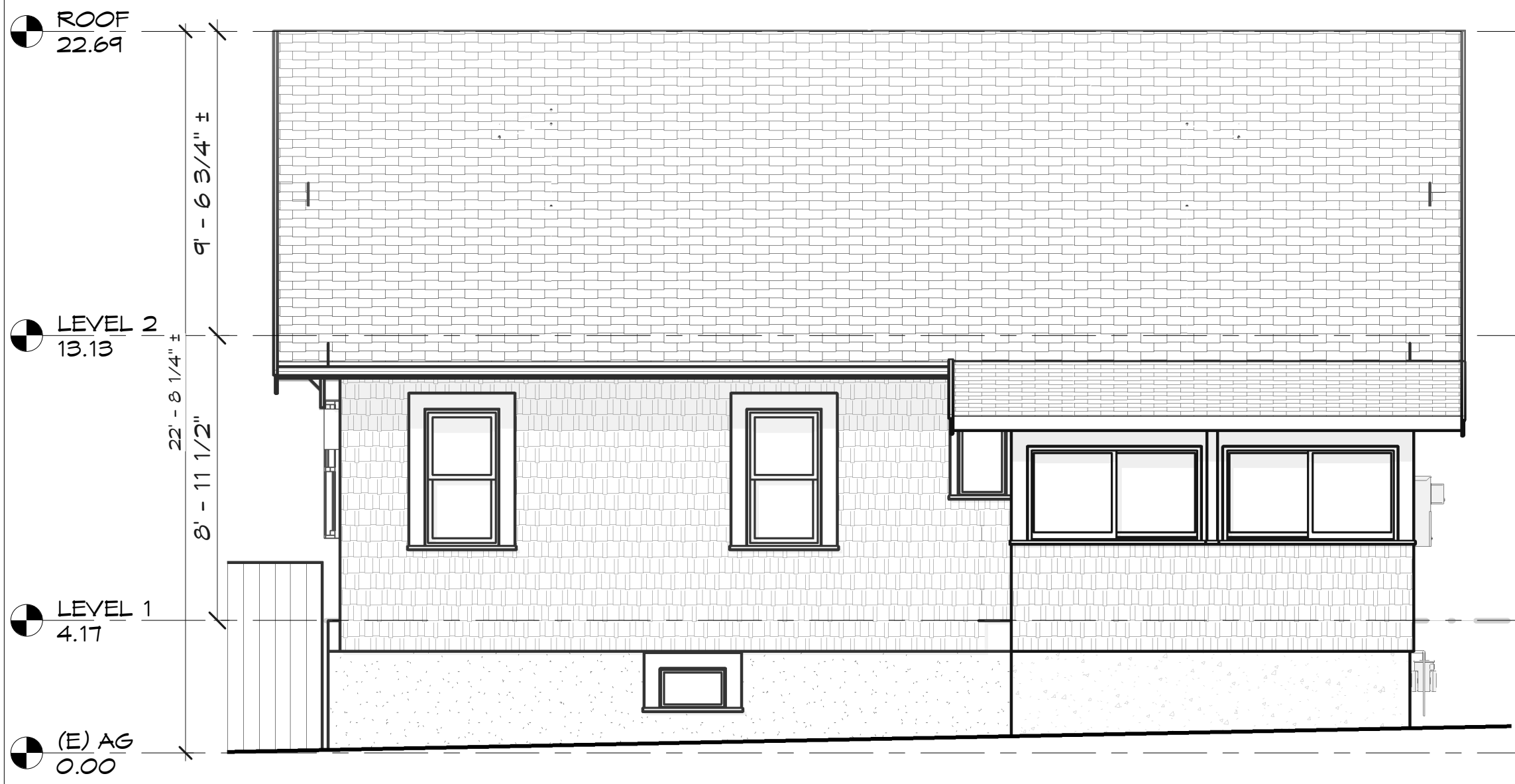
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BUILDING ELEVATIONS
A2.01
10 SHEETS TOTAL

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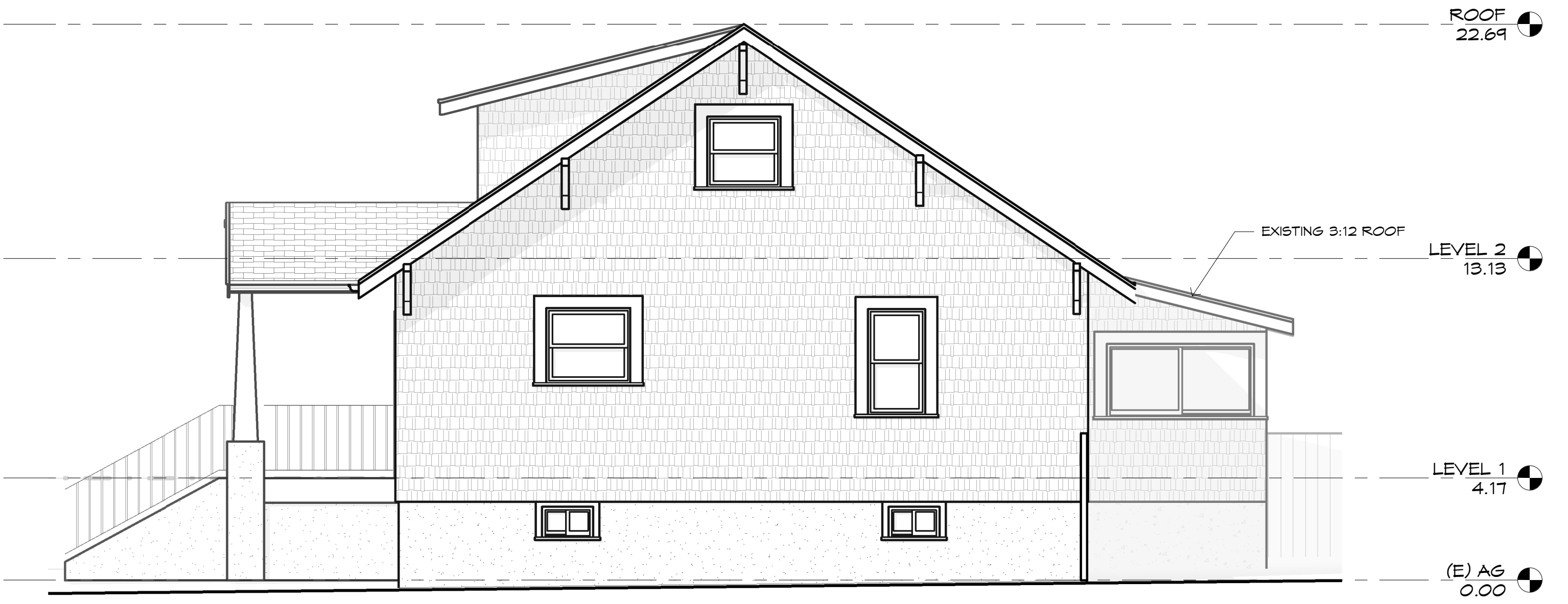
DOOR SCHEDULE						
SYM.	TYPE	SIZE		HRDWR.	NOTES (DOORS CTR UNO)	Count
		W	H			
LEVEL 1						
1	F	2'-10"	6'-10"		EXISTING, REUSED	1
3	A	2'-0"	6'-0"		EXISTING, REUSED	1
4	C	2'-2"	6'-0"		POCKET	1
5	C	2'-0"	6'-0"		POCKET	1
36	C	2'-0"	6'-0"		POCKET	1
LEVEL 2						
10	C	2'-6"	6'-0"		POCKET	1
11	C	2'-0"	6'-0"		POCKET	1
12	D	4'-0"	6'-0"		BIPASS	1
13	A	2'-2"	6'-0"		SWING	1
						4

WINDOW SCHEDULE						
TYPE	UNIT SIZE		HEAD HEIGHT	QTY.	OPERATION	NOTES
	W	H				
A	2'-2"	1'-9 1/8"	6'-0"	2	AWNING	
B	2'-1 1/4"	2'-11 1/2"	6'-0"	2	SINGLE HUNG	
C	3'-1 1/4"	3'-9 1/2"	6'-0"	1	SINGLE HUNG	
D	5'-10 1/2"	2'-11 1/2"	6'-0"	1	SINGLE HUNG	DOUBLE
E	4'-2 1/2"	3'-11 1/2"	6'-0"	1	SINGLE HUNG	DOUBLE
F	4'-0"	3'-4"	6'-0"	1	SINGLE HUNG	
G	2'-1 1/4"	2'-7 1/2"	6'-0"	1	SINGLE HUNG	
H	5'-0"	1'-2"	6'-0"	1	FIXED	
				10		

NOTE: ALL WINDOWS AND EXTERIOR DOORS SHALL CONFORM TO THE HISTORICAL GUIDELINES FOR WINDOWS AND DOORS



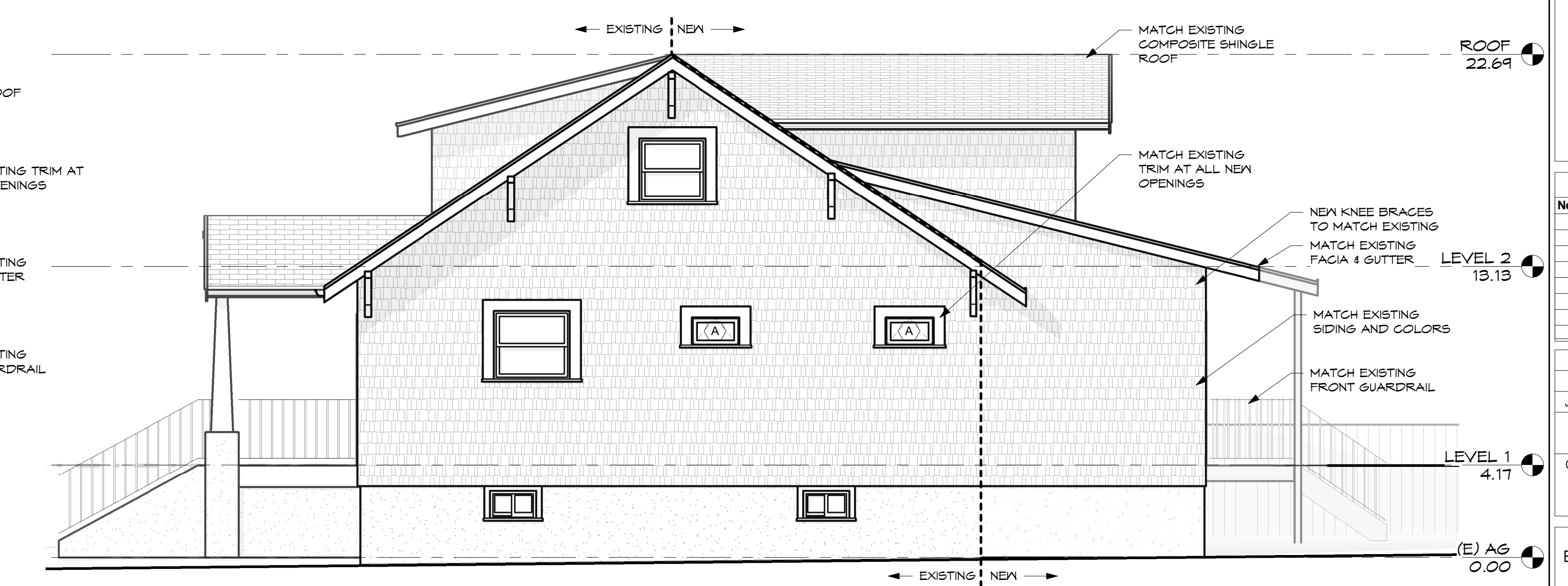
1 EXISTING - NORTH
1/4" = 1'-0"



2 EXISTING - EAST
1/4" = 1'-0"



3 PROPOSED - NORTH
1/4" = 1'-0"



4 PROPOSED - EAST
1/4" = 1'-0"

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

HOFFNER RESIDENCE
1706 6TH AVE
WEST LINN, OR 97068

ISSUED FOR:		
No.	Description	Date

DATA:	
ISSUE DATE:	10/13/2020
JOB NUMBER:	10124.01
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SHEET CONTENTS:
BUILDING ELEVATIONS

A2.02
10 SHEETS TOTAL

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