



**STAFF REPORT
FOR THE HISTORIC REVIEW BOARD**

FILE NUMBER: DR-20-11

HEARING DATE: February 23, 2021

REQUEST: Class II Historic Design Review at 1706 6th Avenue for an addition to the existing single-family home. The proposal includes a 343 square foot first-floor addition and a 250 square foot second-floor gabled dormer addition.

APPROVAL CRITERIA: Community Development Code Chapter 13, R-5 Zoning
Community Development Code Chapter 25, Historic Resources
Community Development Code Chapter 99, Quasi-Judicial Decision Making

STAFF REPORT PREPARED BY: Darren Wyss, Planning Manager

Planning Manager Review DSW

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GENERAL INFORMATION

OWNER/

APPLICANT:

Denise Hoffner
1706 6th Avenue
West Linn, OR 97068

CONSULTANT:

ICON Architecture/Planning LLC
16325 Boones Ferry Road, Suite 207
Lake Oswego, OR 97034

SITE LOCATION:

1706 6th Avenue

LEGAL

DESCRIPTION:

Clackamas County Assessor's Map 3S-1E-02BA, Tax Lot 2701

SITE SIZE:

5,000 square feet

ZONING:

R-5, Single Family Residential Detached and Attached/Duplex

COMP PLAN

DESIGNATION:

Medium Density Residential

120-DAY PERIOD:

This application became complete on January 14, 2021. The 120-day maximum application processing period ends on May 14, 2021.

PUBLIC NOTICE:

Notice was mailed to property owners within 300-feet of the subject property and to all neighborhood associations on February 9, 2021. A sign was placed on the property on February 11, 2021. The notice was also posted on the City's website on February 9, 2021. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

The subject property is located in both the Willamette Historic District Overlay and Willamette Historic District National Register. It is an eligible, contributing historic home located on the northeast corner of 6th Avenue and 14th Street. The property is one block south of Willamette Falls Drive and a two blocks west of Willamette Primary School. The residence was built c. 1928 and is a type of Bungalow style home.

The applicant is proposing a 343 square foot first-floor addition on the rear of the existing home and a 250 square foot gabled dormer addition on the rear of the second-floor. A small shed addition on the rear of the home will be removed. On the west side façade facing 14th Street, one window is proposed to be replaced on the existing home and one window and door located on the small shed will be removed and replaced with one window as part of the addition. On the east side façade, one existing window is proposed to be replaced with two smaller windows on the historic home and one window removed with the small shed. On the rear, north side facade, three existing windows on the historic home are proposed to be replaced with four new windows on the first-floor addition and four new windows added to the second-floor dormer. Two windows will be removed from the shed. The proposal intends to match existing trim, siding, and shingles of the existing home to blend the new and old structures.

BACKGROUND

The subject property is located at 1706 6th Avenue in the Willamette neighborhood between 13th and 14th Streets. It is situated in both the Local (blue boundary in the image below) and National (turquoise boundary in the image below) Willamette Historic Districts.



Site Conditions: The lot contains an eligible, contributing single-family house, constructed c. 1928 and an accessory structure in the rear yard. The house is a Bungalow style with a gable roof, front dormer, and cedar shake siding. A small shed addition was added to the structure at an unknown time. No original windows remain as vinyl windows were installed at an unknown date. The main entrance has a small porch with a gable roof supported by plain posts/structures.

The subject property received approval for a rear dormer, french doors on the rear, and a two-foot popout on the west facade in 2006, but the improvements were never constructed. The property owner received CLG funded rehabilitation grants in 2013 and 2015 to help repair/replace the cedar shake siding and replace one vinyl window on the west facade with a new wood-clad, vinyl, double-hung window with a prairie style light pattern.

Surrounding Land Use: The subject property is zoned R-5 and located in both the Local and National Register Historic District. Properties to the west, east, and south are zoned R-5 and also located in both Districts. The property to the north is zoned GC and located in the Local Historic District.



South (Front) Elevation



South and East Elevation



North (Rear) Elevation



Rear Shed Addition

Public comment: As of the publication of this staff report, no public comments have been received.

RECOMMENDATION

Subject to HRB approval, staff recommends the following proposed conditions for DR-20-11:

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-1.
2. Rear Exterior Door Materials. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material consistent with the original historic appearance. (Staff Finding 18)

**ADDENDUM
STAFF EVALUATION OF COMPLIANCE WITH APPLICABLE CODE CRITERIA
DR-20-11**

*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 for an addition on the rear facade of an existing single-family home. The criteria are met.

13.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

A. The minimum lot size shall be:

- 1. For a single-family detached unit, 5,000 square feet.*
- 2. For each attached single-family unit, 4,500 square feet. No yard shall be required between the units.*
- B. The minimum front lot line length, or the minimum lot width at the front lot line, shall be 35 feet.*
- C. The average minimum lot width shall be 50 feet.*

D. Repealed by Ord. 1622.

Staff Finding 2: The subject property has a lot size of 5,000 square feet. The front lot line length is 50 feet and the average minimum width is 50 feet. The criteria are met.

E. Except as specified in CDC [25.070\(C\)\(1\)](#) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback areas from the lot line shall be:

- 1. For the front yard, 20 feet, except for steeply sloped lots where the provisions of CDC [41.010](#) shall apply.*
- 2. For an interior side yard, five feet.*
- 3. For a side yard abutting a street, 15 feet.*
- 4. For a rear yard, 20 feet.*

Staff Finding 3: The subject property is located in the Willamette Historic District. Please see Staff Findings 24 to 25 for compliance with CDC [27.070.C\(1-4\)](#). The criteria are met.

F. The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter [41](#) CDC shall apply.

Staff Finding 4: The height of the existing single-family home on the property is 23 feet. The proposal does not increase the height. The criteria are met.

G. The maximum lot coverage shall be 40 percent.

Staff Finding 5: The existing lot coverage is approximately 24 percent. The proposed addition will increase the lot coverage to approximately 30 percent. The criteria are met.

H. *The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.*

Staff Finding 6: The subject property abuts a street and does not propose driveway access. This criteria does not apply.

I. *The maximum floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.*

Staff Finding 7: The existing floor area ratio is approximately 30 percent. The proposed addition will increase the floor area ratio to approximately 40 percent. The criteria are met.

J. *The sidewall provisions of Chapter 43 CDC shall apply.*

Staff Finding 8: The existing single-family home has an open gable end facing side lot lines. This criteria does not apply.

II. CHAPTER 25, HISTORIC RESOURCES

25.030 PERMITTED USES

Unless otherwise provided for in this chapter, uses permitted by the base zoning district that are in accordance with the CDC are allowed on sites containing historic resources.

Staff Finding 9: A detached single-family home is a permitted use within the R-5 zone. The criteria are met.

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.

(...)

C. *Class II historic design review. All proposed new construction, alterations, and additions, not identified as exempt under subsection A of this section, or subject to Class I historic design review under subsection B of this section, are subject to Class II historic design review and must meet the applicable approval standards.*

Staff Finding 10: The applicant applied for an addition to the existing single-family home on the subject property. Alterations and additions require Class II Historic Design Review. Subject to the review and approval of the HRB, 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. 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.*

Staff Finding 11: The proposed addition to the rear facade will utilize materials proposed to be consistent with the existing materials and architectural details. The front elevation will remain the same. Please see Exhibit HRB-1 (page 2) for additional information. The criteria are met.

- 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.*

Staff Finding 12: The proposed addition will use siding and shingles that match the existing home. All trim, siding, and other architectural features will be salvaged and repurposed on the addition, to the greatest extent possible. Vinyl windows will be replaced with wood windows to match the original building composition. Please see Exhibit HRB-1 (page 3) for additional information. The criteria are met.

- 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.*

Staff Finding 13: The existing single-family home is an eligible, contributing structure to the National Register Historic District. The proposed addition will be on the rear of the home and will not be seen from the front elevation. Staff adopts the Applicant Findings found in Exhibit HRB-1 (pages 3 to 4). Subject to approval by the Historic Review Board, the criteria are met.

- 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*

Staff Finding 14: Staff adopts the Applicant Findings found in Exhibit HRB-1 (page 4). The proportions of the window openings located on the proposed addition are not consistent with the existing windows. Subject to approval by the Historic Review Board, the criteria are met.

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

Staff Finding 15: The height of the existing single-family home is 23 feet, and the proposal will not increase the height. The proposed rear additions will not alter the existing roof pitch. The proposed first floor addition will create a new roof structure with a different pitch. The proposed second floor dormer will create a new roof structure with a different pitch. Please see Exhibit HRB-1 (page 4) for additional information. Subject to approval by the Historic Review Board, the criteria are met.

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.*
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.*
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.*

Staff Finding 16: Staff adopts the Applicant Findings found in Exhibit HRB-1 (pages 4 to 5). 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.*
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.*
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 17: Staff adopts the Applicant Findings found in Exhibit HRB-1 (page 5 to 6). The proportions of the window openings located on the proposed addition are not consistent with the existing windows. Subject to approval by the Historic Review Board, 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.*

Staff Finding 18: The applicant proposal does not indicate the new exterior rear door's material on the first story addition. To meet the criteria, staff recommends Condition of Approval 2. Subject to the Conditions of Approval, the criteria are met.

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.*

Staff Finding 19: The proposal neither includes changes to the front porch nor new decks. The criteria do not apply.

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 20: Staff adopts the Applicant Findings found in Exhibit HRB-1 (page 6). The criteria are met.

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...

Staff Finding 21: The applicant proposes no changes to an existing accessory structure nor a new accessory structure. The criteria do 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.*

Staff Finding 22: Staff adopts the Applicant Findings found in Exhibit HRB-1 (pages 7 to 8). Subject to approval by the Historic Review Board, the criteria are met.

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.*
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.*
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.*

Staff Finding 23: The existing single-family home is an in period, eligible, and contributing structure. No new construction or reconstruction is proposed. No archaeological resources have been identified on the subject property, and none will be disturbed. The criteria are not applicable.

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.*

Staff Finding 24: The proposal does not impact the front yard setback nor the existing unenclosed porch. The criteria do not apply.

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. *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.*

Staff Finding 25: Staff adopts the Applicant Findings found in Exhibit HRB-1 (pages 8 to 10). The criteria are met.

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.*

Staff Finding 26: Staff adopts the Applicant Findings found in Exhibit HRB-1 (page 10). The criteria are met.

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.*

Staff Finding 27: The existing single-family home is 35 feet in width. No changes to the width are proposed. The existing single-family home does not have a front facade gable. The criteria are met.

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

Staff Finding 28: Staff adopts the Applicant Findings found in Exhibit HRB-1 (page 10). The applicant is requesting a modification to the roof pitch as allowed in CDC 25.080. Please see Staff Finding 30. Subject to HRB approval of the modification, the criteria are met.

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.*

Staff Finding 29: Staff adopts the Applicant Findings found in Exhibit HRB-1 (page 10 to 11). The criteria do not apply.

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.

- A. Applicability. The provisions of Chapter 75 CDC, Variance, shall not apply to the standards in this chapter.*
- 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;*
 - 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;*
 - 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*
 - 4. Exceptional architecture. The proposal incorporates exceptional and appropriate architectural elements into the building.**

Staff Finding 30: The applicant has requested a modification to the roof pitch (see Staff Finding 28). Staff adopts the Applicant Findings found in Exhibit HRB-1 (pages 10 to 23). Subject to HRB approval of the modification, the criteria are met.

EXHIBIT HRB-1 APPLICANT SUBMITTAL

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 <hr/> Applicant's signature	12/09/2020 <hr/> Date	Denise Hoffner <hr/> Owner's signature (required)	12/09/2020 <hr/> Date
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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.

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- 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:

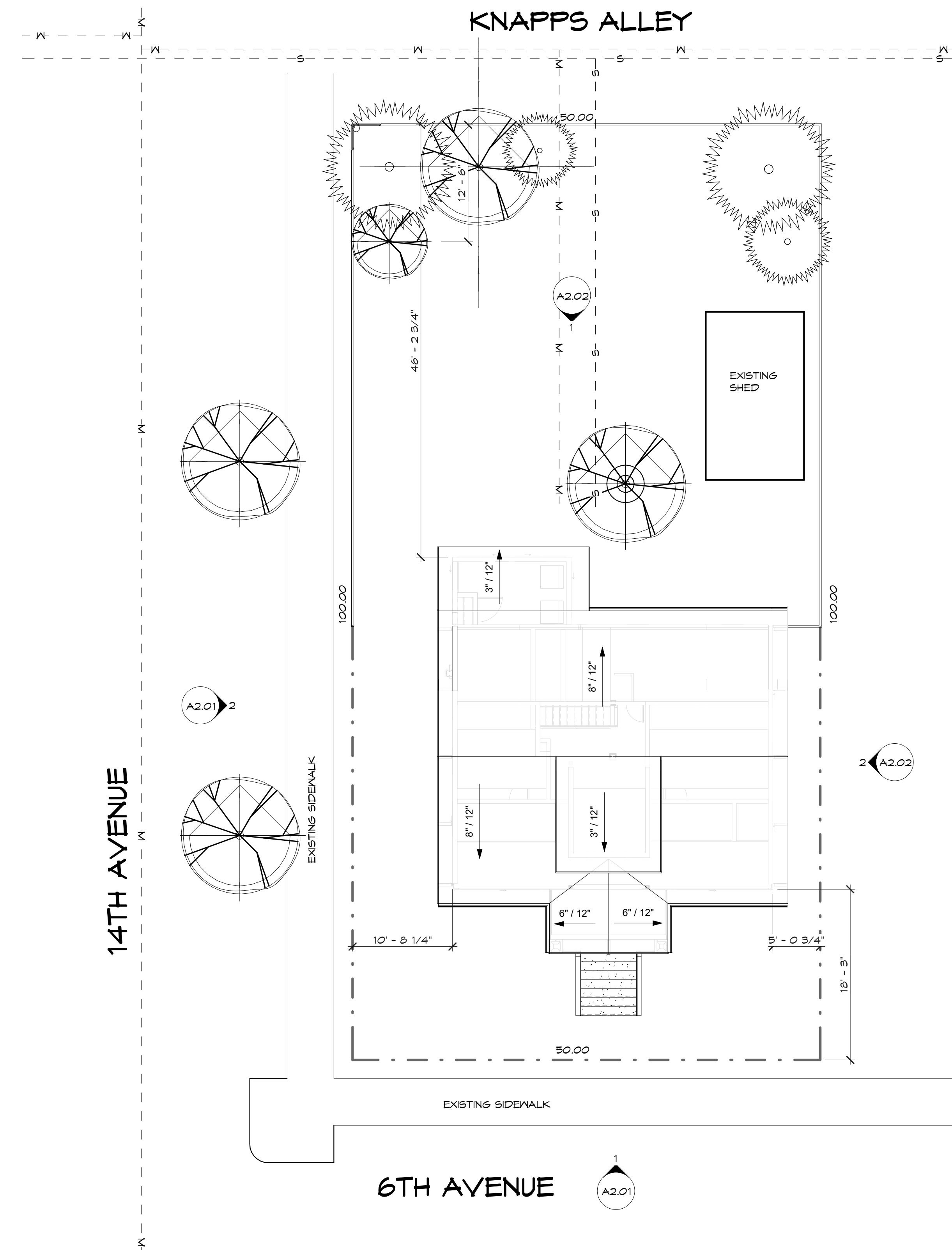


Figure 18: 1819 6th Avenue, nd

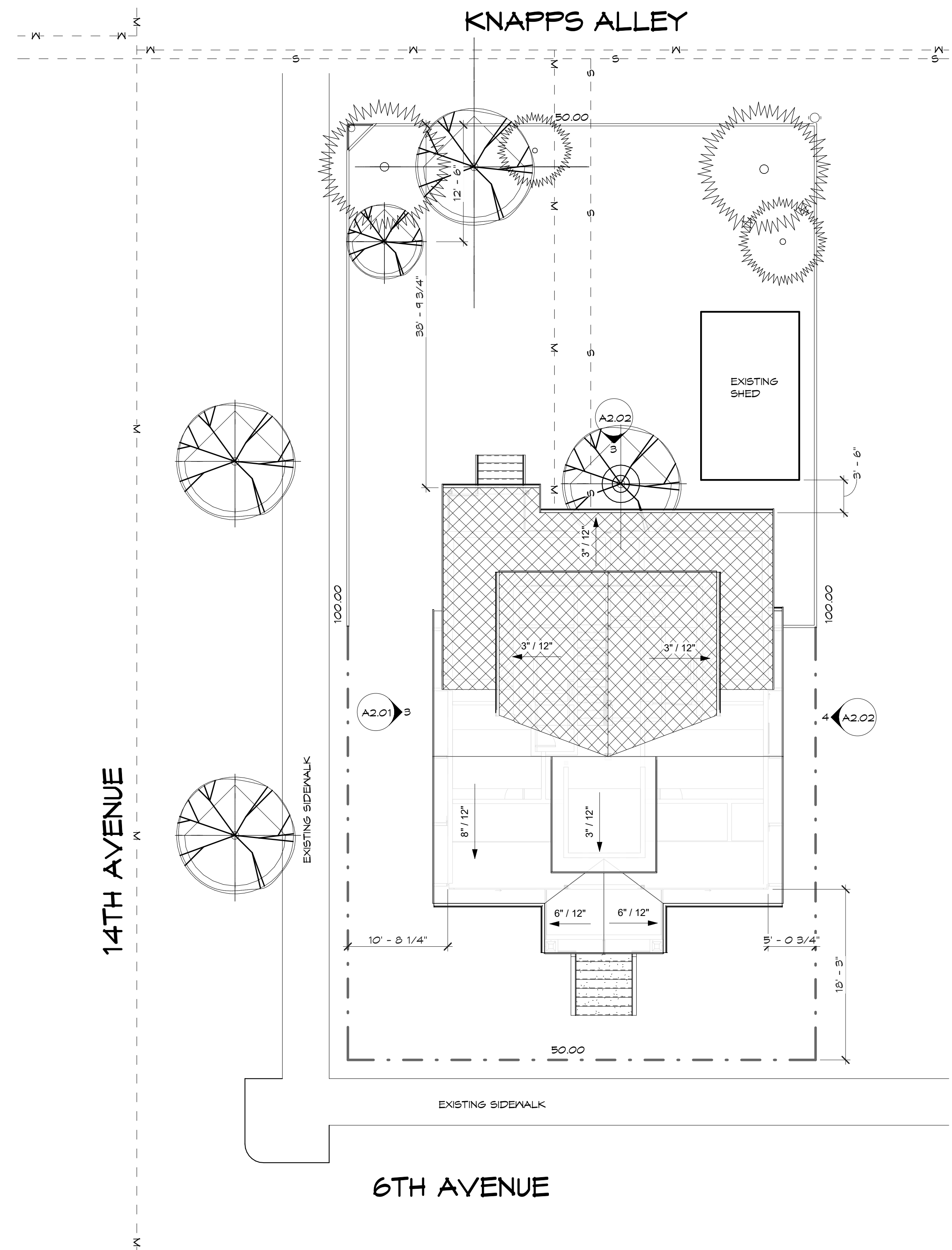
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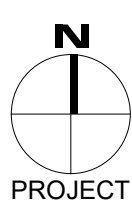
1819 6th.JPG



2 SITE PLAN - EXISTING
1/8" = 1'-0"



1 SITE PLAN - PROPOSED
1/8" = 1'-0"



PROJECT

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

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

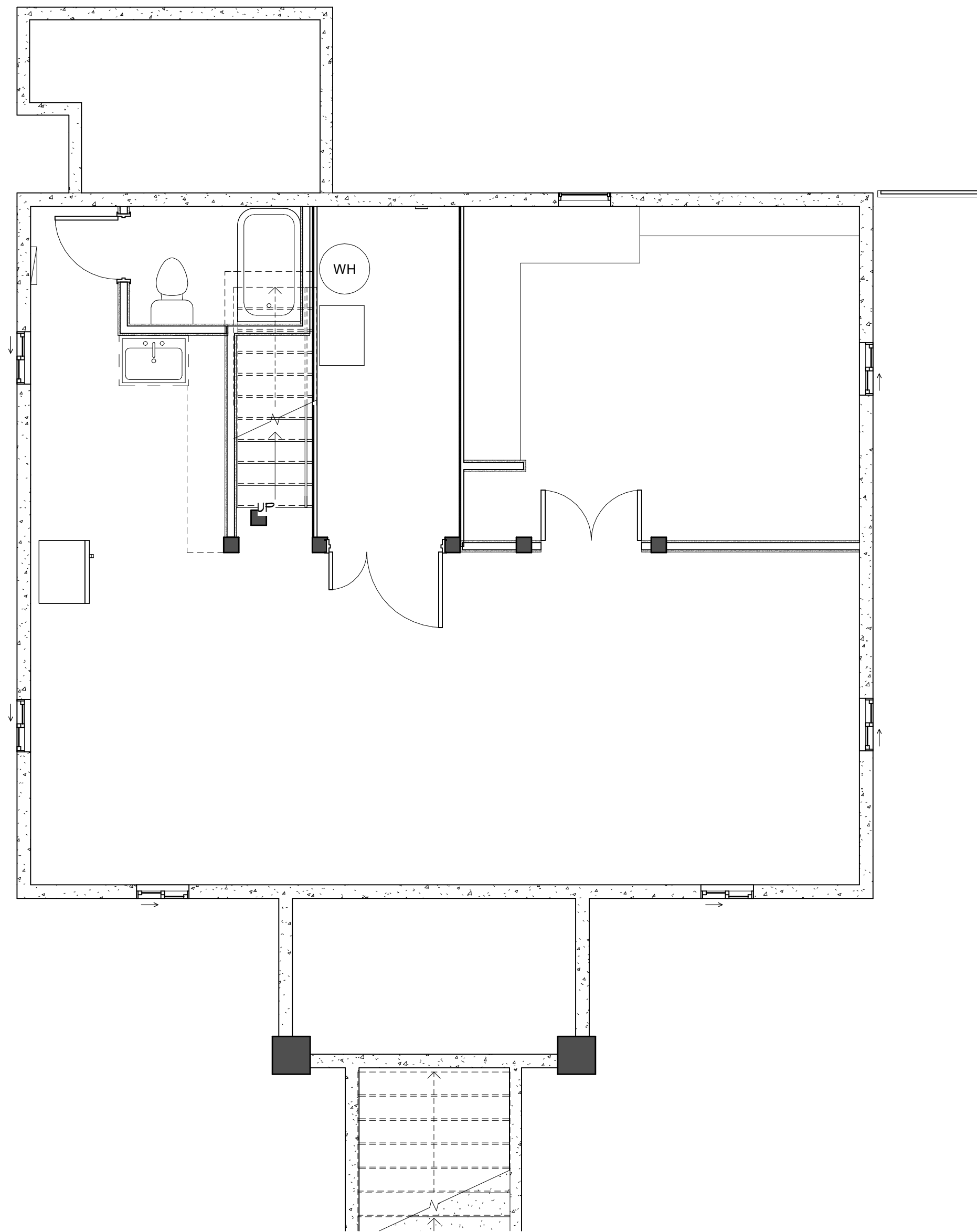
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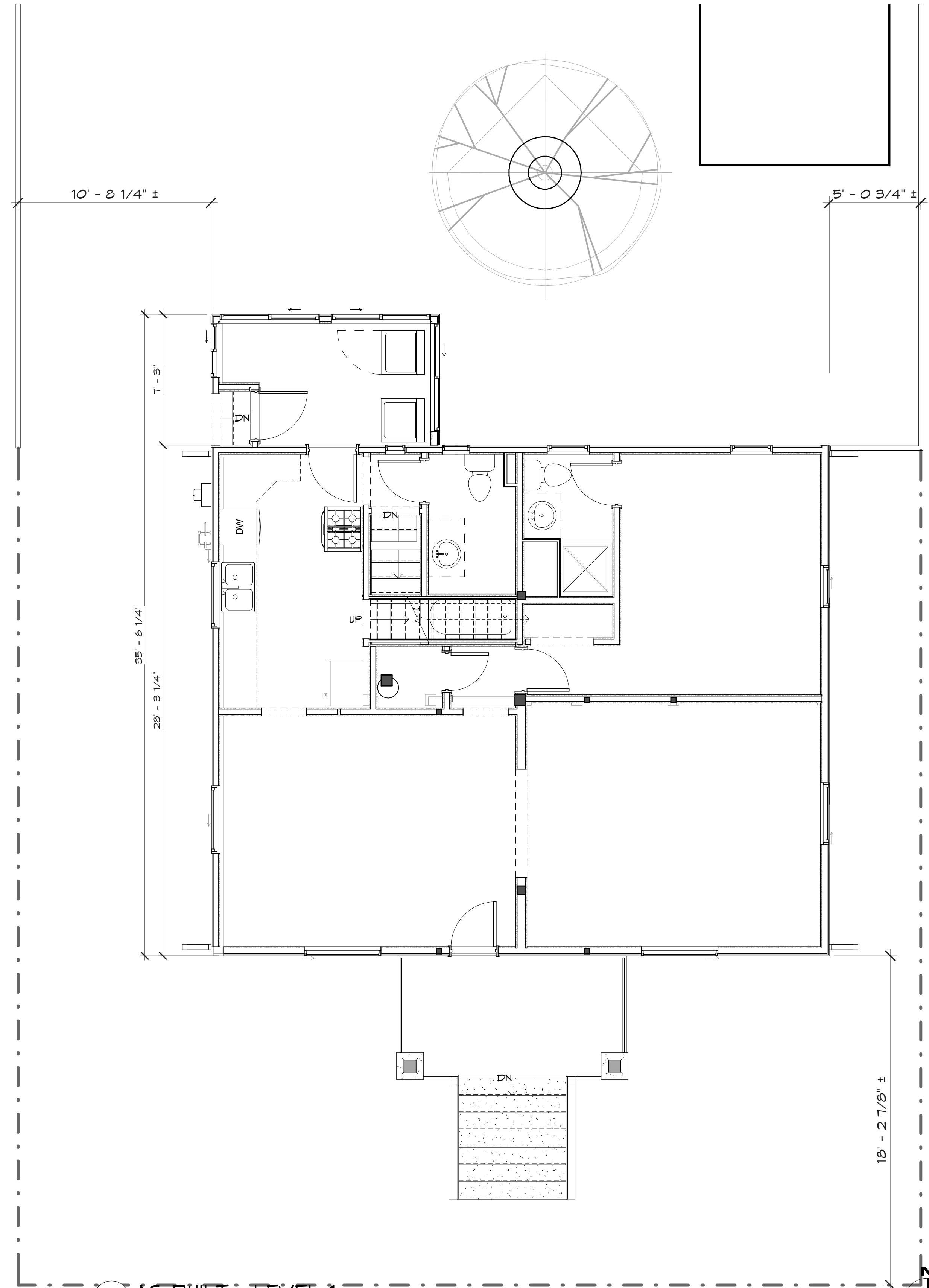
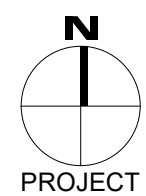
ISSUE DATE:	10/13/2020
JOB NUMBER:	10124.01
DRAWN BY:	NTW
CHECKED BY:	DLG

SHEET CONTENTS:
 SITE PLAN
A0.03
 10 SHEETS TOTAL



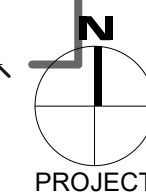
2 AS-BUILT - BASEMENT

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

ISSUED FOR:

No.	Description	Date

DATA:

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JOB NUMBER:	10124.01
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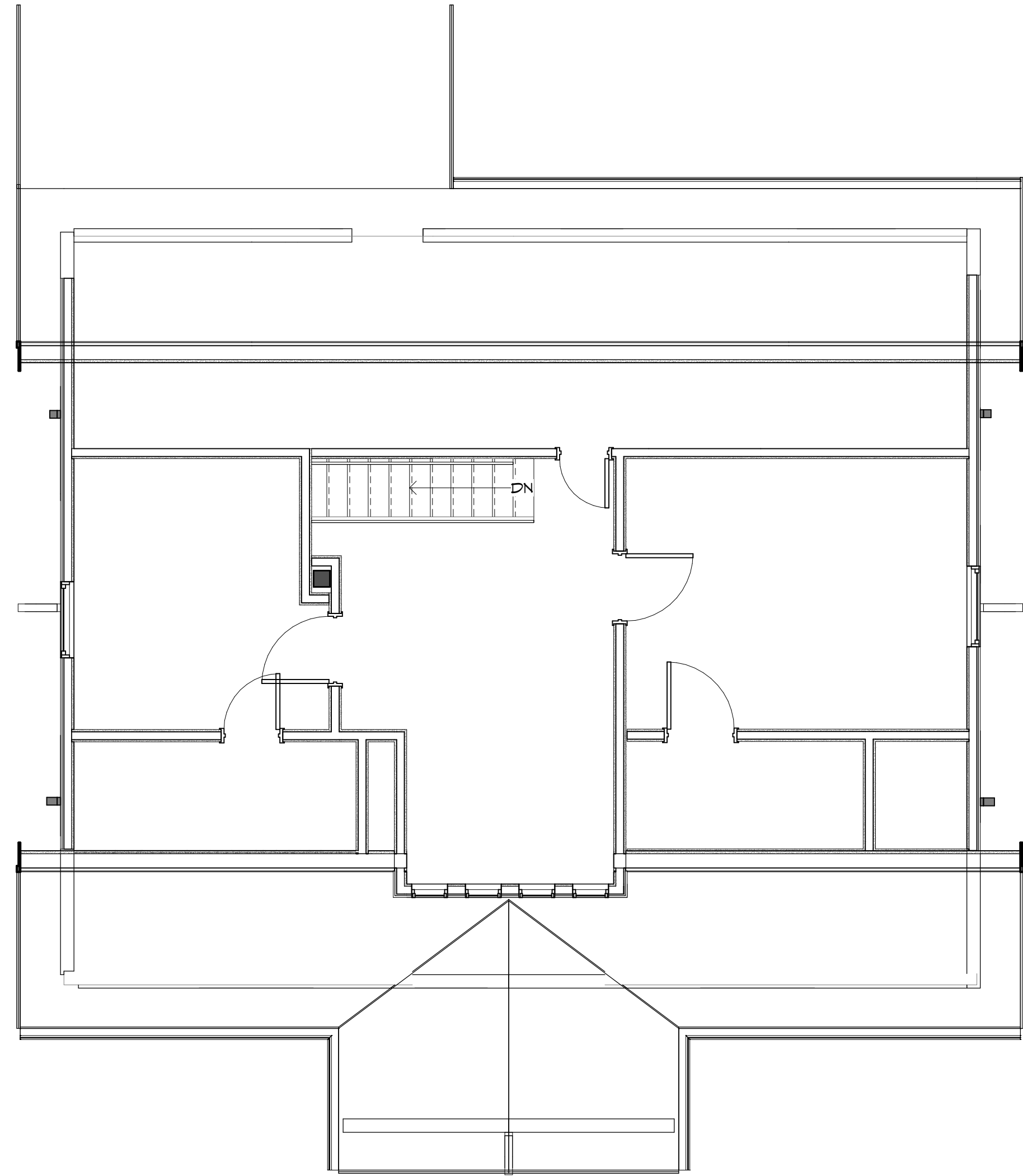
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AS-BUILT - FLOOR
PLANS

A1.01

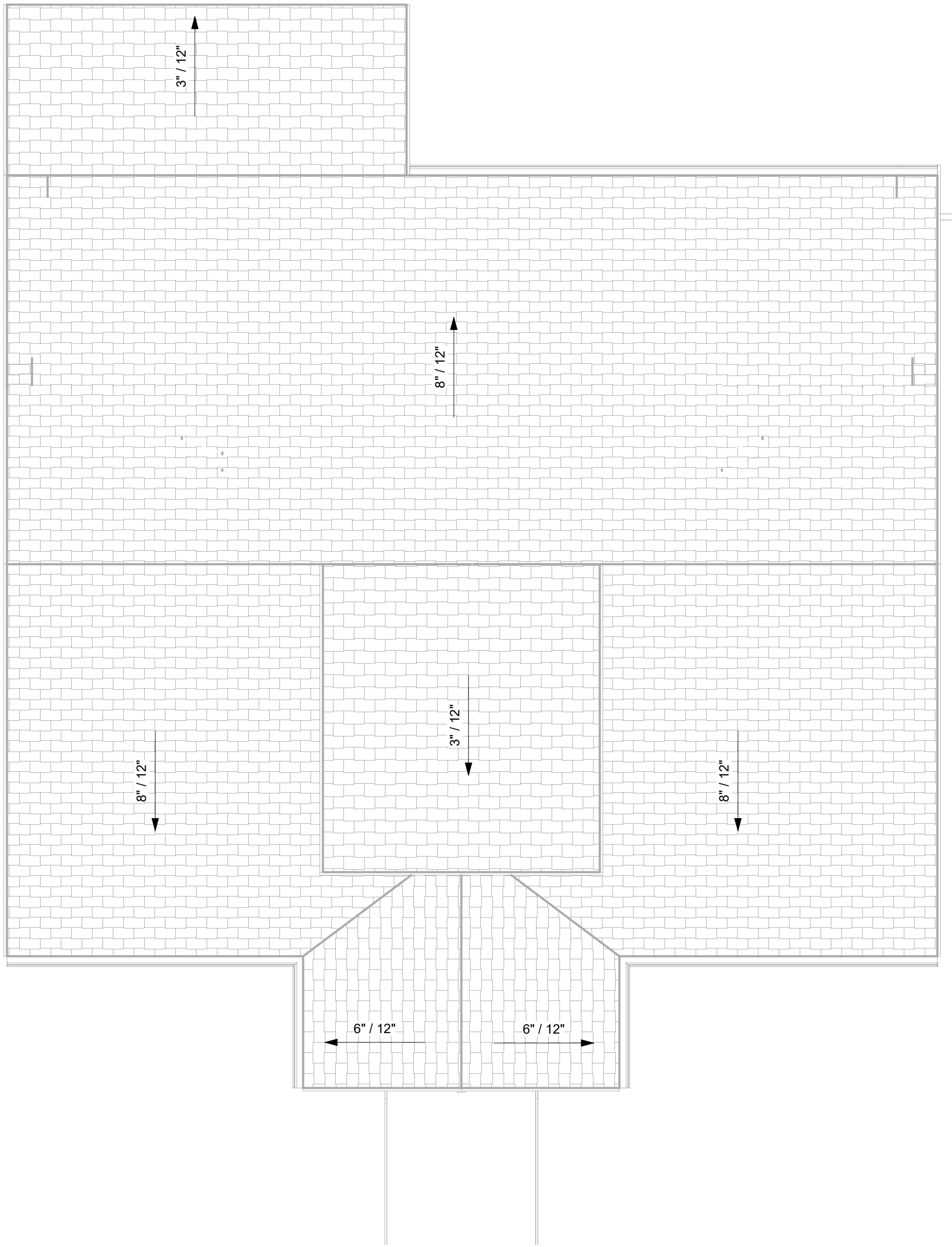
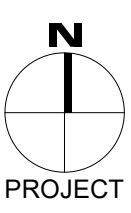
10 SHEETS TOTAL

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www.iconarchitect.com
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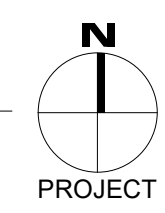
PRINTED ON 11" X 17" PAPER = 50% SCALE



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



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



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 Oregon State Board of Architecture & Professional Engineers
 License No. 10124.01

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CONSTRUCTION

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

ISSUED FOR:

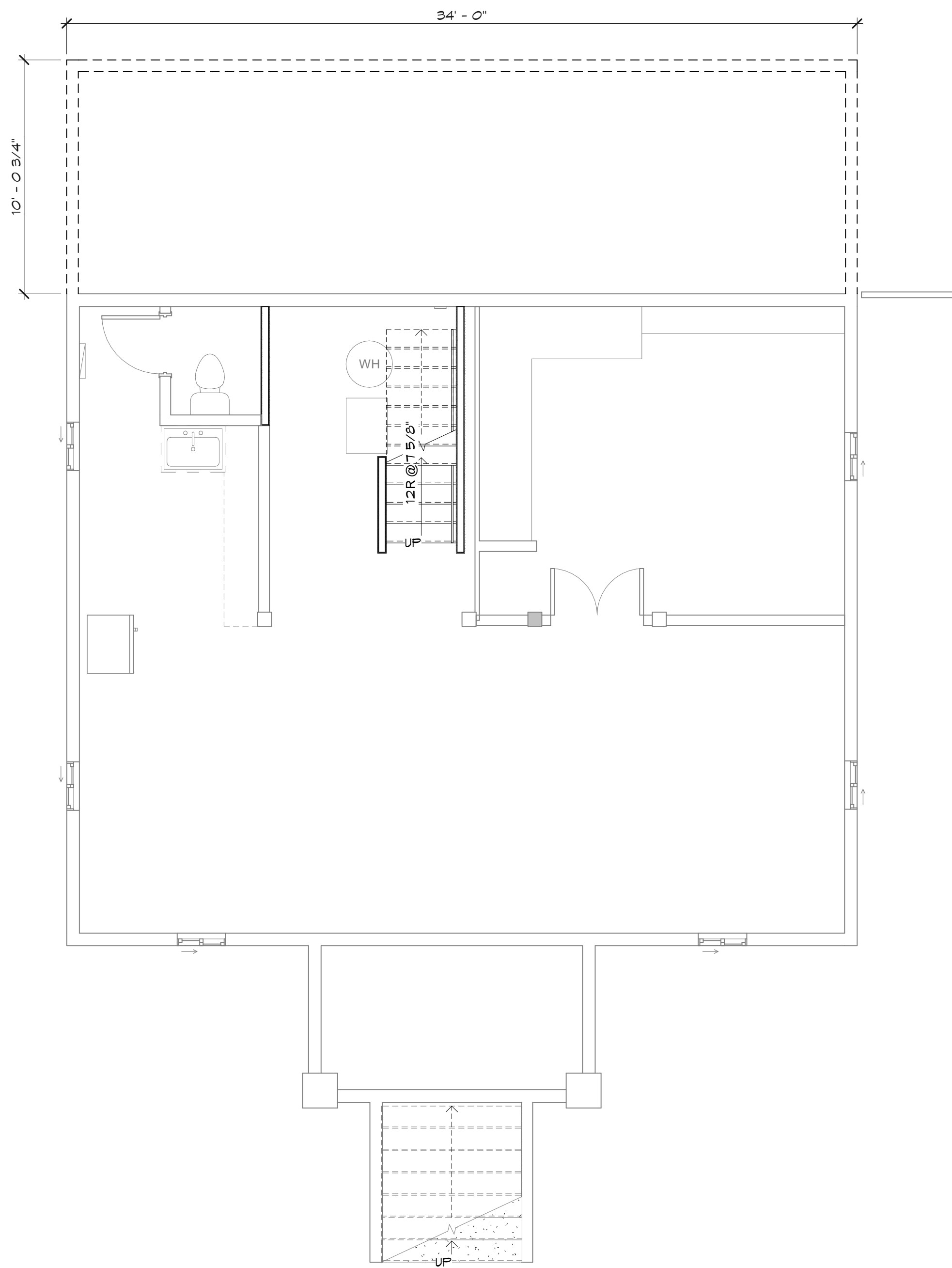
No.	Description	Date

DATA:

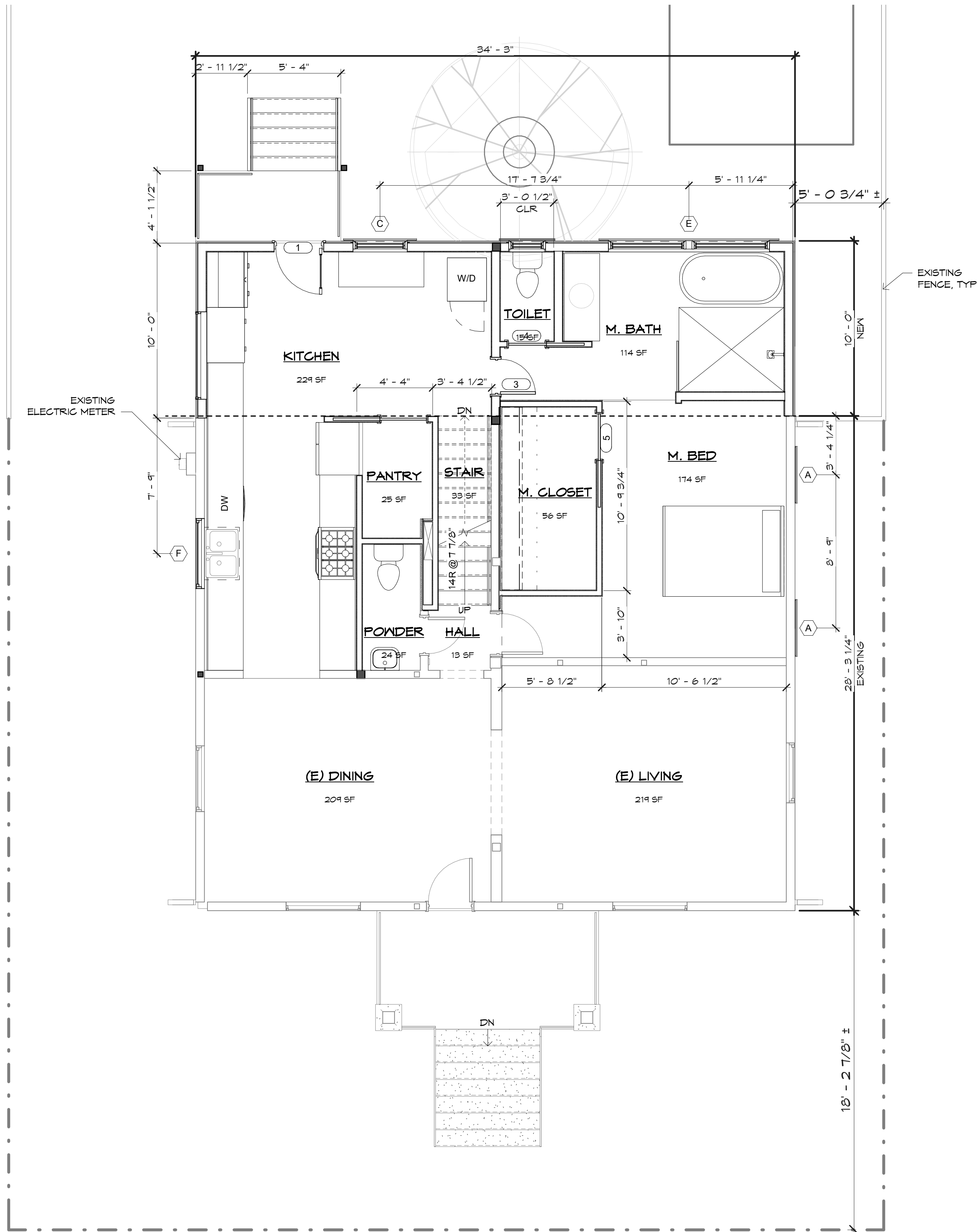
ISSUE DATE:	10/13/2020
JOB NUMBER:	10124.01
DRAWN BY:	NTW
CHECKED BY:	DLG

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

PRINTED ON 11" X 17" PAPER = 50% SCALE



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



2 FLOOR PLAN - LEVEL 1
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	343 SF
NEA	LEVEL 2	250 SF
		592 SF
Grand total:	5	3023 SF

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

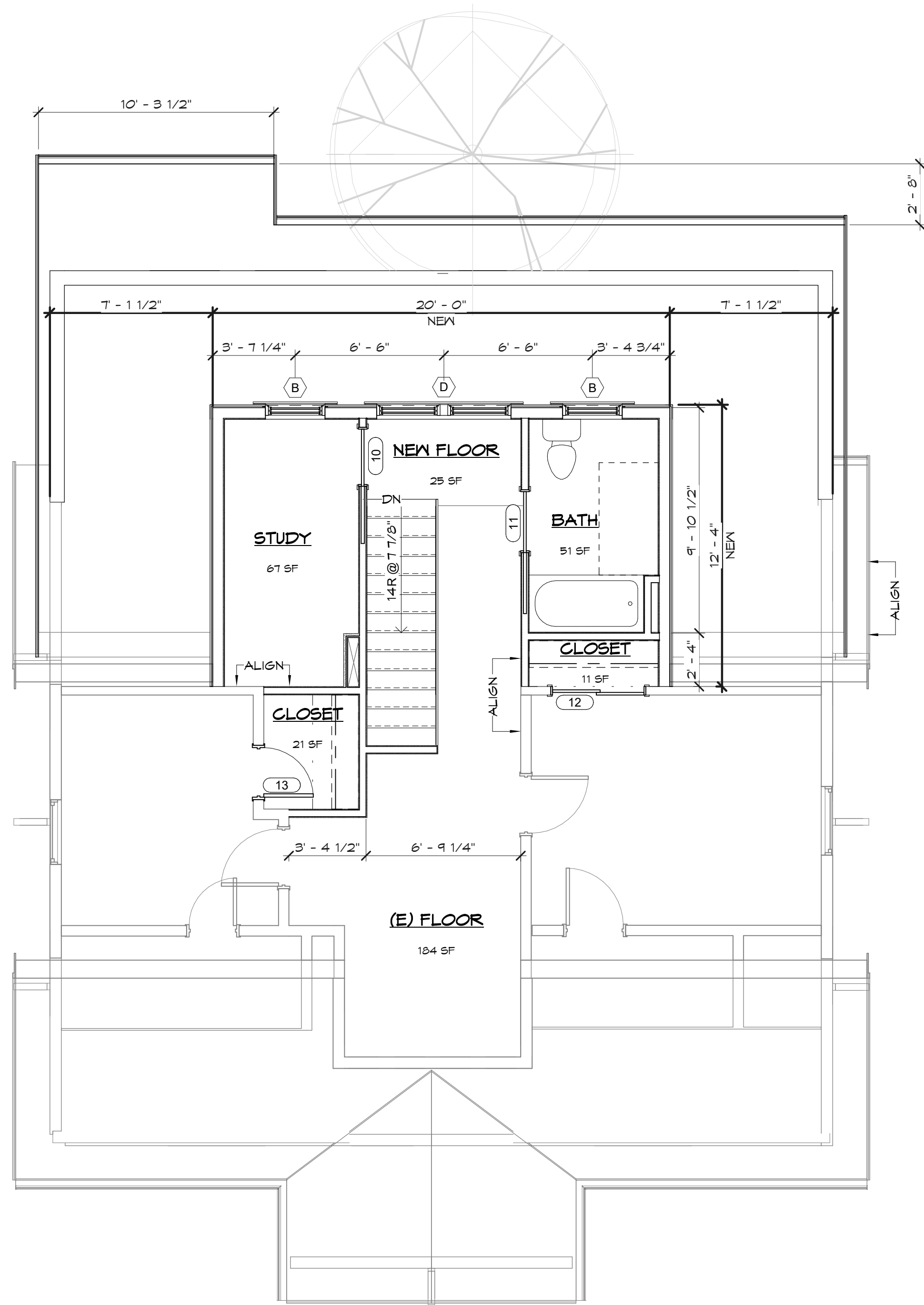
ISSUED FOR:		
No.	Description	Date

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

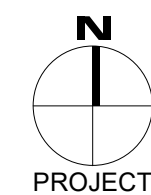
SHEET CONTENTS:
FLOOR PLANS

A1.06
10 SHEETS TOTAL

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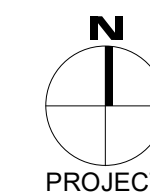
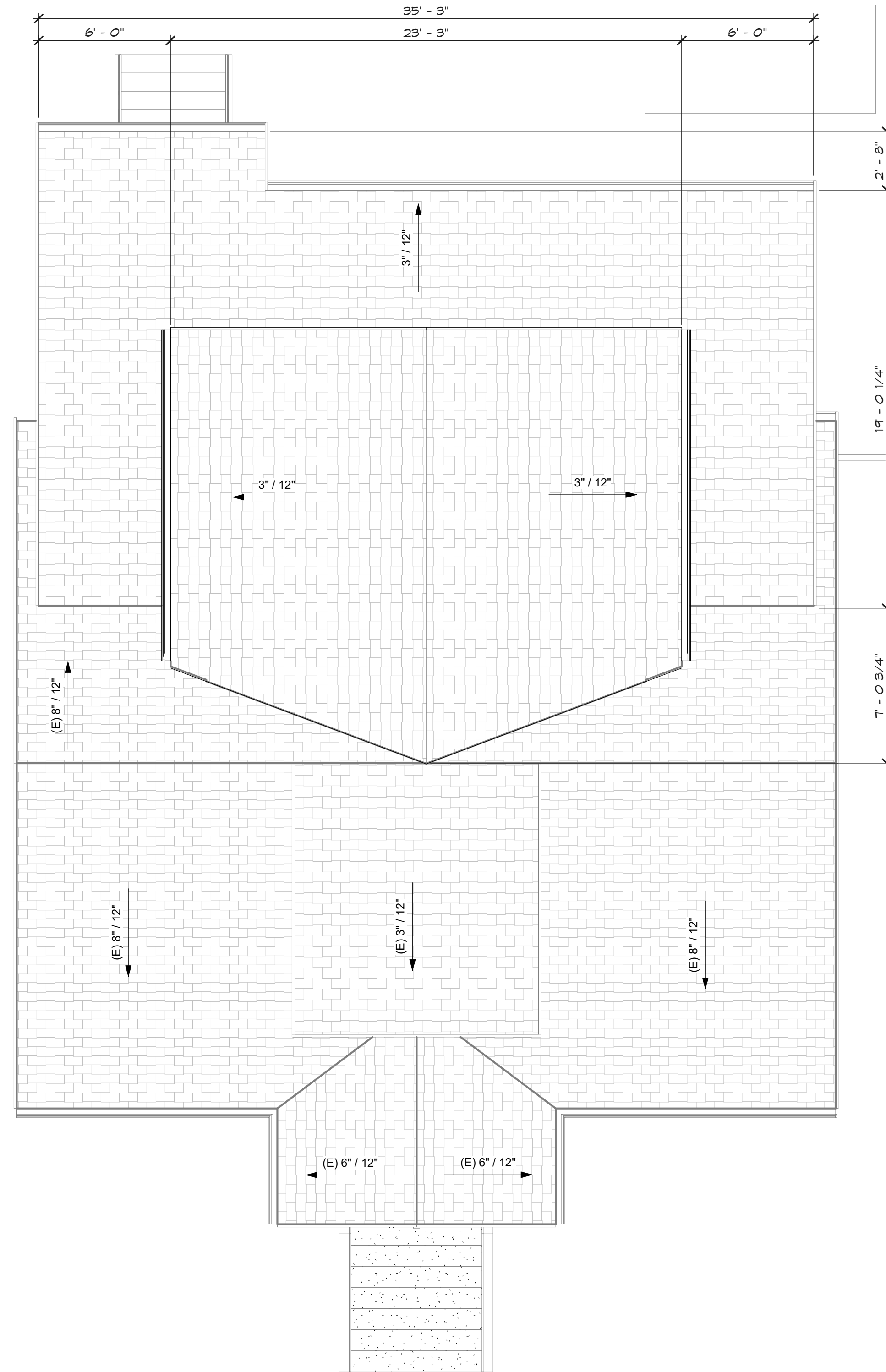


1 FLOOR PLAN - LEVEL 2
1/4" = 1'-0"



PROJECT

2 ROOF PLAN
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

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HOFFNER RESIDENCE
1706 6TH AVE
WEST LINN, OR 97068

ISSUED FOR:

No.	Description	Date

DATA:

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

SHEET CONTENTS:
FLOOR PLANS

A1.07

10 SHEETS TOTAL

12/9/2020 12:40:07 PM

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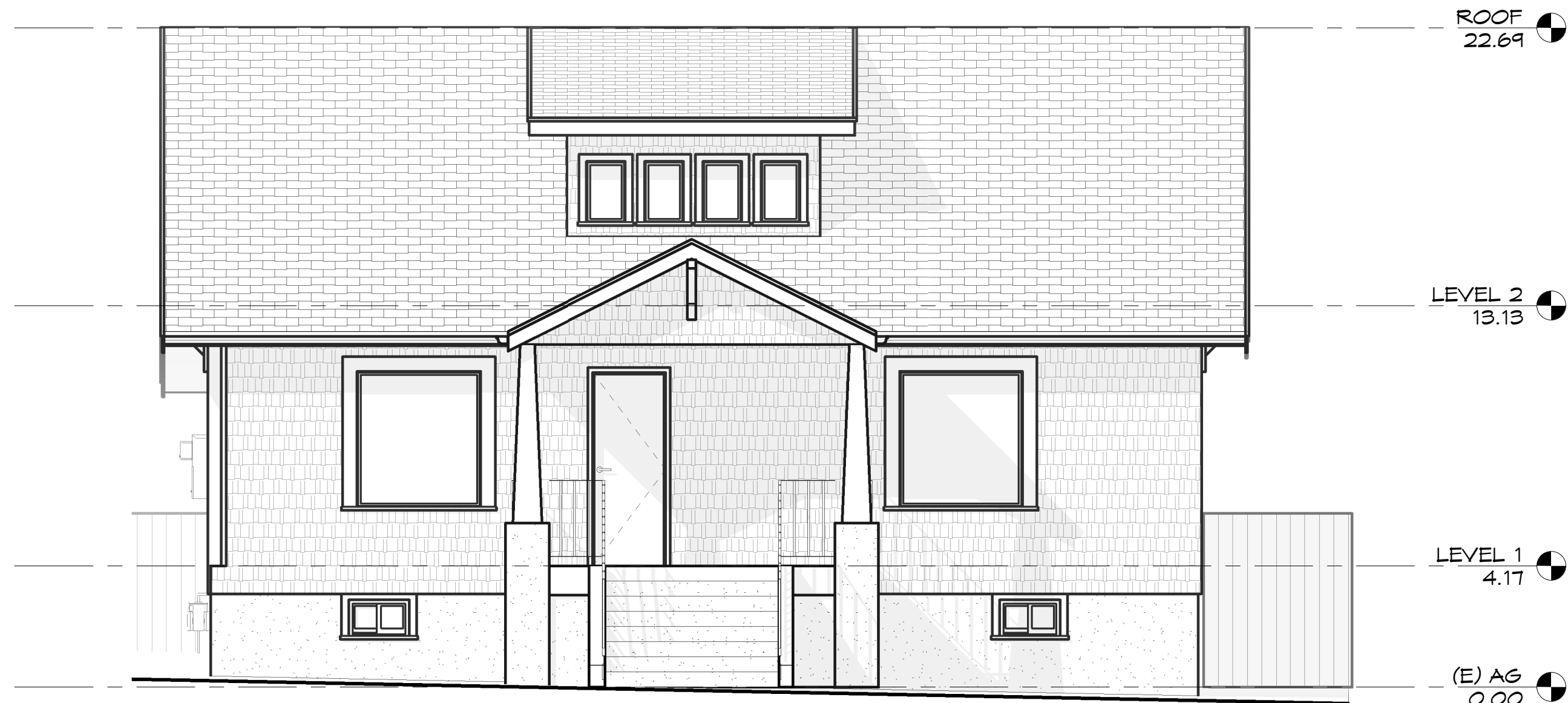
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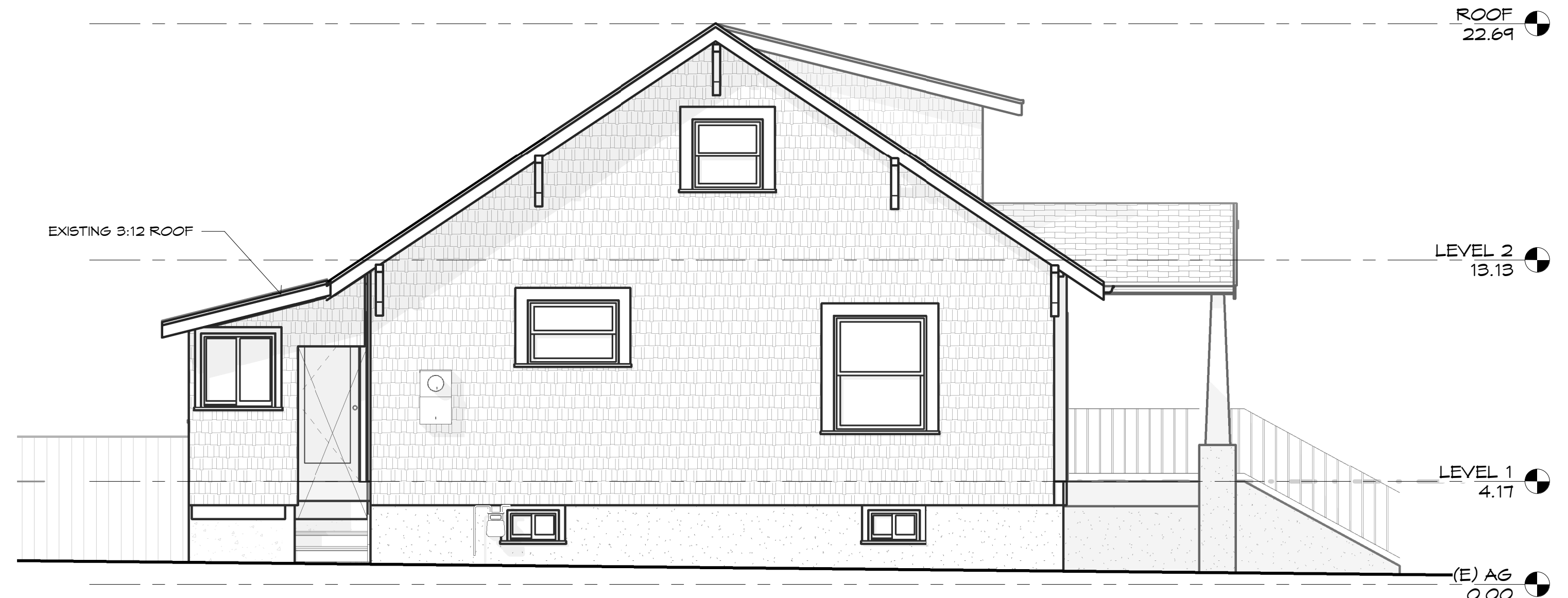
DOOR SCHEDULE						
SYM.	TYPE	SIZE		HRDWR.	NOTES (DOORS CTR UNO)	COUNT
		W	H			
LEVEL 1						
1	F	2'-10"	6'-10"		EXISTING, REUSED	1
3	A	2'-0"	6'-8"		EXISTING, REUSED	1
4	C	2'-2"	6'-8"		POCKET	1
5	C	2'-8"	6'-8"		POCKET	1
36	C	2'-8"	6'-8"		POCKET	1
LEVEL 2						
10	C	2'-6"	6'-8"		POCKET	1
11	C	2'-0"	6'-8"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

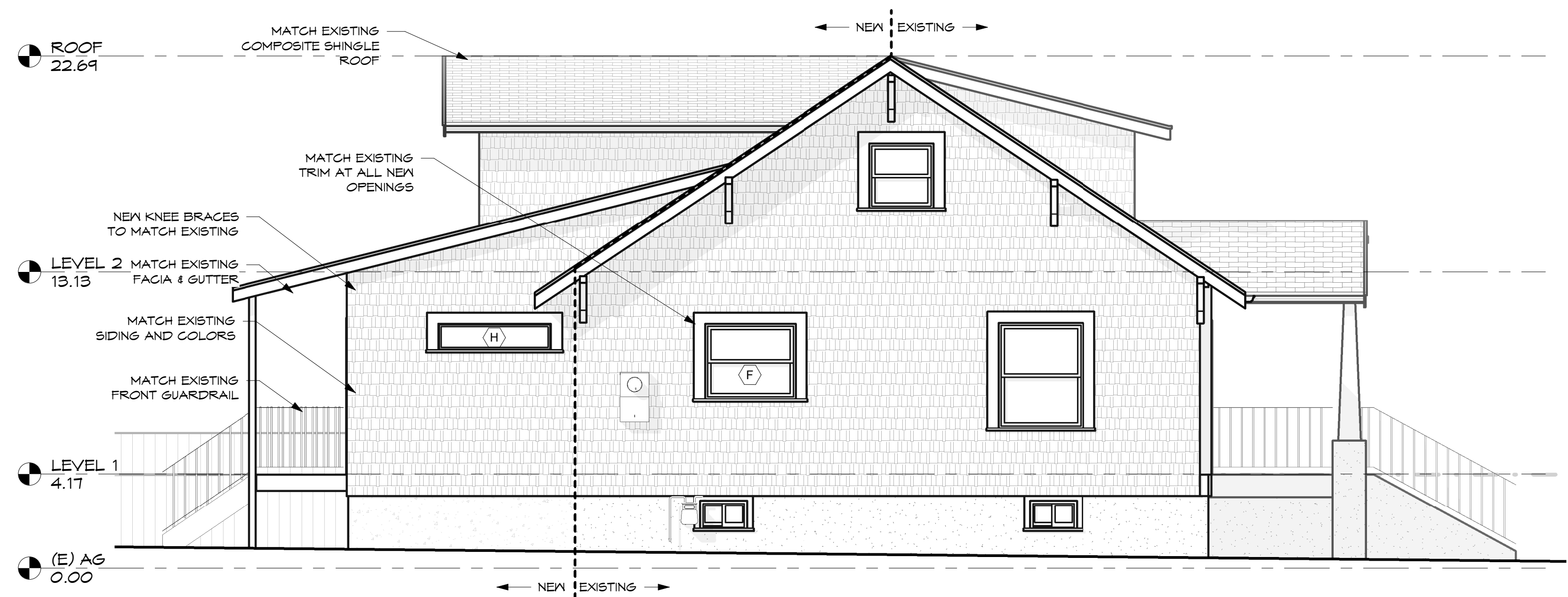
NOTE: ALL WINDOWS AND EXTERIOR DOORS SHALL CONFORM TO THE HISTORICAL GUIDELINES FOR WINDOWS AND DOORS



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



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



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

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02/20/2020

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HOFFNER RESIDENCE
1706 6TH AVE
WEST LINN, OR 97068

ISSUED FOR:

No.	Description	Date

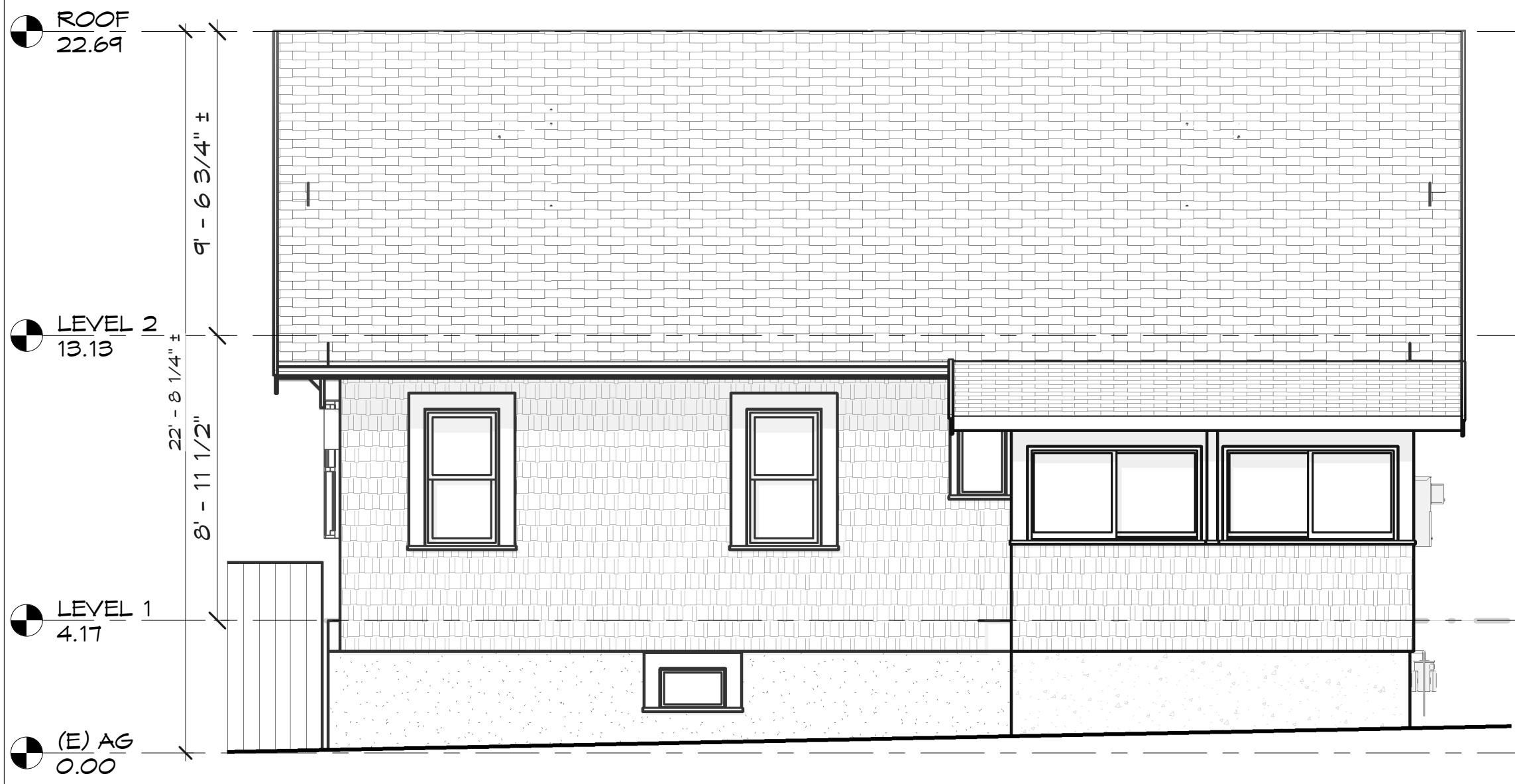
DATA:
ISSUE DATE: 10/13/2020
JOB NUMBER: 10124.01
DRAWN BY: NTW
CHECKED BY: DLG

SHEET CONTENTS:
BUILDING ELEVATIONS
A2.01
10 SHEETS TOTAL

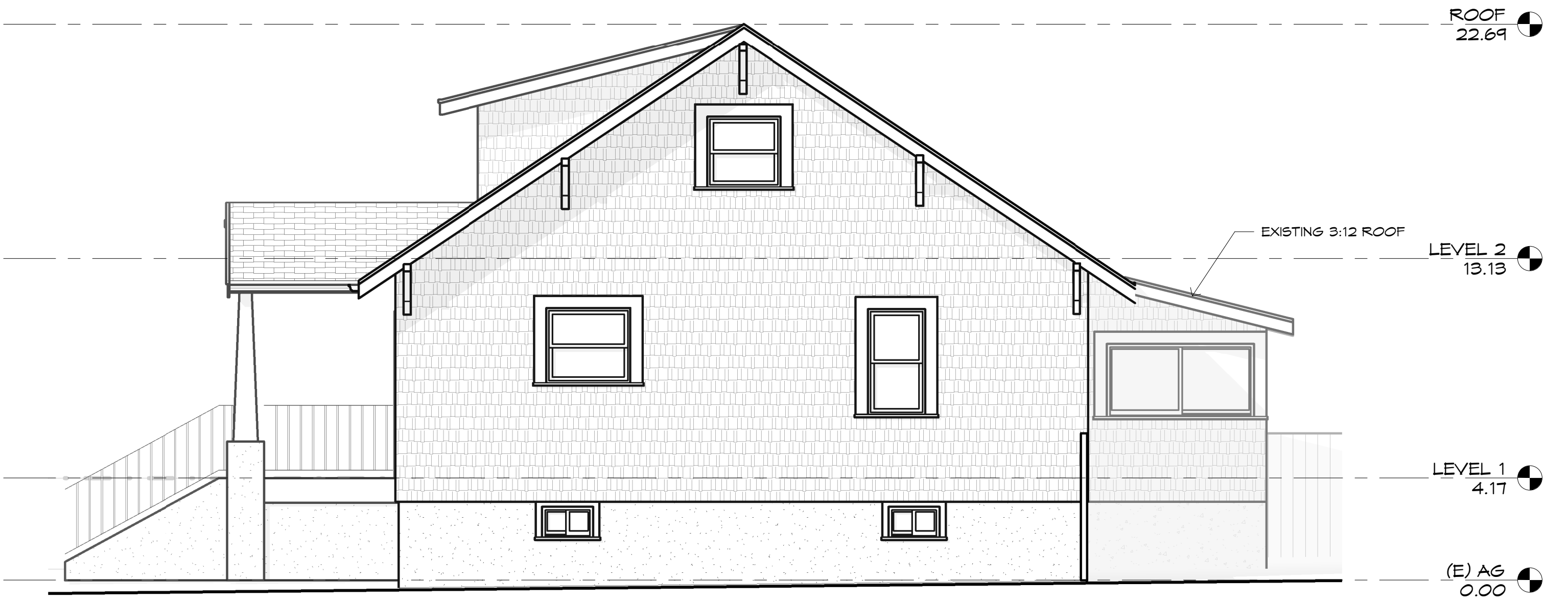
DOOR SCHEDULE						
SYM.	TYPE	SIZE		HRDWR.	NOTES (DOORS CTR UNO)	COUNT
		W	H			
LEVEL 1						
1	F	2'-10"	6'-10"		EXISTING, REUSED	1
3	A	2'-0"	6'-8"		EXISTING, REUSED	1
4	C	2'-2"	6'-8"		POCKET	1
5	C	2'-8"	6'-8"		POCKET	1
36	C	2'-8"	6'-8"		POCKET	1
LEVEL 2						
10	C	2'-6"	6'-8"		POCKET	1
11	C	2'-8"	6'-8"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

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



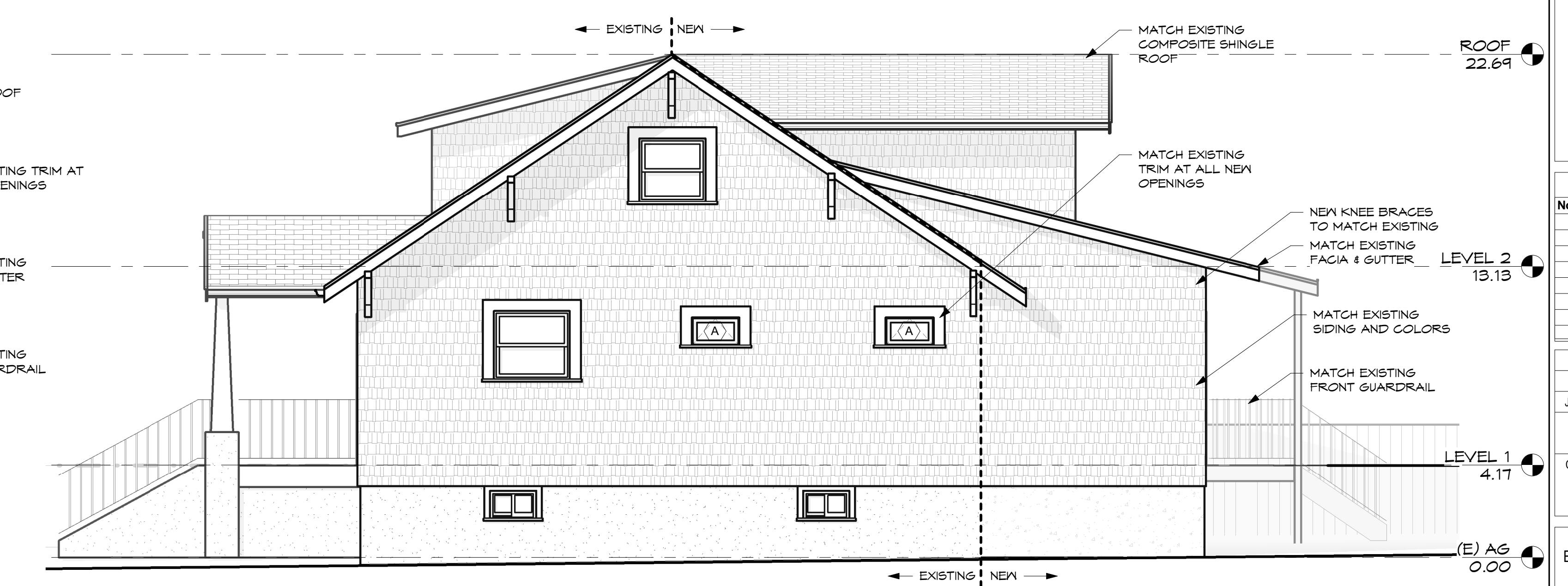
1 EXISTING - NORTH
1/4" = 1'-0"



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



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



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

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ISSUED FOR:		
No.	Description	Date

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

SHEET CONTENTS:
BUILDING ELEVATIONS

A2.02

10 SHEETS TOTAL



JELD-WEN
WINDOWS & DOORS

W-2500™
WOOD WINDOWS AND PATIO DOORS



ABOUT JELD-WEN

DEDICATION FROM DAY ONE

Since 1960, when JELD-WEN began with one millwork plant, we've been dedicated to crafting windows and doors that enhance the beauty and functionality of your home. Today we continue that tradition with products that are durable and well-designed. It's the result of innovation as the driving force in all that we do.

In addition to responsible sourcing practices, we reuse and recycle as much of our raw resources as possible. Innovation is also at the heart of our design and manufacturing process. With JELD-WEN, you can expect products that are more than just beautiful on the outside. The inner workings of our windows and doors are engineered to function reliably for years to come.



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ABOUT JELD-WEN	2
AURALAST® PINE	4
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WINDOWS	8
Casement & Awning	9
Double-Hung & Fixed, Radius, and Geometric	10
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Sliding & Swinging Patio Doors	13
SIX STEPS TO HELP YOU CHOOSE	14
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Two: Choose Your Glass	18
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Four: Choose Your Window or Patio Door Hardware	23
Five: Divided Lites & Grilles	26
Six: Screen Technology	28
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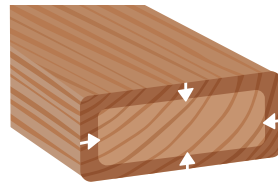


AuraLast™

AuraLast® pine is a patented wood product that provides protection against wood rot, water damage, and termites. This water-based process fortifies wood all the way to the core, providing an exclusive level of protection you'll only find through JELD-WEN.

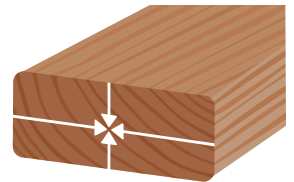


TRADITIONAL TREATMENT



SURFACE ONLY

 AuraLast™



SURFACE TO CORE

Traditional treatments cover just the surface. AuraLast penetrates to the core using a proprietary vacuum-pressure process.

[†]For warranty details, visit jeld-wen.com, click Support, and select JELD-WEN Warranties.
DR-20-11 Staff Report



EASY ON THE ENVIRONMENT

Water-based process releases up to 96 percent fewer volatile organic compounds (VOCs) during the manufacturing process than traditional solvent-based methods.



WET WEATHER PROTECTION

Whatever the climate, AuraLast® pine protects against water damage and rot like no other. Whether it's humidity, storms, or dampness, AuraLast® pine stands up to the rigors of wet weather.



TERMITE PROTECTION

Termites can be devastating to windows and doors, but not to those built with AuraLast® pine. It safely and effectively repels termites, preserving the beauty of your investment.



A SMART SOLUTION EVERY TIME

JELD-WEN® W-2500™ wood windows and patio doors enhance homes with beauty and energy efficiency. They are engineered to provide dependable performance, backed by a 20-Year Limited Warranty. Select an aluminum-clad exterior in your choice of color, or choose an optional wood exterior for a historical look. All of our wood windows and patio doors are constructed with AuraLast® pine, which helps protect against rot, water saturation, and termites. Select styles are also ENERGY STAR® certified.



W-2500™ Standard Sash

- Great style that's budget friendly
- Narrow stiles and rails provide more glass and a contemporary appearance
- Long-lasting and energy efficient
- Constructed with AuraLast® pine
- Higher-grade Low-E insulating glass standard
- Backed by a 20-Year Limited Warranty*



W-2500™ Traditional Sash

- Wider sash and stile profile
- More visible wood; a great choice for historical renovations
- Customizable in 1/8" increments
- Constructed with AuraLast® pine
- Higher-grade Low-E insulating glass standard
- Backed by a 20-Year Limited Warranty*



*For warranty details, visit jeld-wen.com, click Support, and select JELD-WEN Warranties.
DR-20-11 Staff Report



W-2500™ WOOD & CLAD-WOOD WINDOWS

Stylish, durable, and efficient wood windows as affordable as they are beautiful.

Casement

- Great option in many settings including kitchens and bathrooms
- Hinged on either the left or right side and opens wide for maximum ventilation
- 1-1/4" sash rails provide maximum view
- Wider sash and stile profile available



Minimum:
20" x 24"

Maximum:
36" x 72"



Awning

- Hinged at the top to open out from the bottom in an upward swing
- Provides a breeze while keeping other elements like rain at bay
- Narrow stiles and rails
- Wider sash and stile profile available



Minimum:
20" x 17"

Maximum:
48" x 36"





Double-Hung

- Suited to many architectural styles
- Features an upper and lower sash that slide vertically past each other in a single frame
- Both sash tilt for easy cleaning
- Wider sash and stile profile available



Minimum:
19-1/4" x 35-1/4"

Maximum Width:
41-3/8" x 64"

Maximum Height:
37-3/8" x 76"



Fixed, Radius, and Geometric

- Create intriguing window arrangements with other window types
- Ideal for capturing a scenic view
- Direct-set options available
- Radius interior casing
- Wider sash and stile profile available



Minimum and maximum sizing depends on the shape and configuration of window selected.





EXHIBIT HRB-2 HISTORIC SITE INVENTORY FORMS

Oregon Historic Site Form

1706 6th Ave
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1706 6th Ave apprx. addr

West Linn vcnt Clackamas County

Optional Information
 assoc addresses:
 (former addresses, intersections, etc.)
 location descr:
 (remote sites)

historic name:
 current/
 other names:

block nbr: _____ lot nbr: _____ tax lot nbr: _____
 township: _____ range: _____ section: _____ 1/4: _____
 zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2 total # eligible resources: _____ total # ineligible resources: _____

elig. evaluation: eligible/contributing NR status: Listed in Historic District

primary constr date: 1928 (c.) secondary date: _____ (c.) NR date listed: _____ (indiv listed only; see Grouping for hist dist)
 (optional--use for major addns)

primary orig use: Single Dwelling orig use comments: _____

secondary orig use: _____

primary style: Bungalow (Type) prim style comments: _____

secondary style: _____ sec style comments: _____

primary siding: Horizontal Board siding comments: _____

secondary siding: _____

plan type: Bungalow architect: _____

builder: Charlie Frenzel

comments/notes: Frenzel Market

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name		Other (enter description)
COWL Willamette Historic District		
West Linn Survey- Willamette Conservation District, 2006		Survey & Inventory Project
West Linn, Willamette Falls Neighborhood, RLS 2008, 2008		Survey & Inventory Project
Willamette Falls Neighborhood Historic District, 2008		Listed Historic District

farmstead/cluster name: _____ external site #: 67
 (ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____ NHD

ILS survey date: _____

RLS survey date: 3/17/2006

Gen File date: _____

106 Project(s)



Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	1706 6th Ave West Linn, Clackamas County	historic name:	Frenzel Market
assoc addresses:		current/other names:	Frenzel Market
location descr:		block/lot/tax lot:	
		twshp/rng/sect/qtr sect:	3S 1E 2
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	2.0
elig evaluation:	eligible/contributing	total elig resources:	1
prim constr date:	c.1928	total inelig resources:	0
		NR Status:	Listed in Historic District
		second date:	
		date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	
second orig use:		prim style comments:	
primary style:	Bungalow (Type)	sec style comments:	
secondary style:		siding comments:	
primary siding:	Horizontal Board	architect:	
secondary siding:		builder:	Charlie Frenzel
plan type:	Bungalow		
comments/notes:			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
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			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	03/17/2006	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
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	
Local Library:		University Library:	
Historical Society:		Other Respository:	
Bibliography:			

EXHIBIT HRB-3 COMPLETENESS LETTER



CITY OF
West Linn

January 14, 2021

Denise Hoffner
1706 6th Avenue
West Linn, OR 97068

SUBJECT: DR-20-11 application for rear first floor addition and rear second floor dormer for the single-family home at 1706 6th Avenue in the Willamette Historic District

Denise:

You submitted this application on December 15, 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 May 14, 2021.

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 Historic Review Board to render a decision on your proposal.

A public notice will be prepared and mailed for a public hearing before the West Linn Historic Review Board **tentatively scheduled for February 23, 2021**.

Please contact me at 503-742-6064, or by email at dwyss@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Darren Wyss
Planning Manager

EXHIBIT HRB-4 AFFIDAVIT AND NOTICE PACKET



**AFFIDAVIT OF NOTICE
Type B**

We, the undersigned do hereby certify that, in the interest of the party initiating a proposed land use, the following took place on the dates indicated below:

PROJECT

File No.: **DR-20-11**

Scheduled Decision Date: **HRB Decision no earlier than 2/23/21**

Applicant's Name: **Denise Hoffer**

Development Name: **1706 6th Ave**

MAILED NOTICE

As required by CDC Section 99.080, notices were mailed at least 14 days before the decision date to:

1	Denise Hoffner, applicant	2/9/21	<i>Lynn Schroder</i>
2	Kuri Gill, SHPO	2/9/21	<i>Lynn Schroder</i>
3	Property owners within 300 feet	2/9/21	<i>Lynn Schroder</i>
4	All Neighborhood Associations	2/9/21	<i>Lynn Schroder</i>

WEBSITE

Notice was posted on the City's website before the decision date.

2/9/21	<i>Lynn Schroder</i>
--------	----------------------

SIGN

A sign was posted on the property at least 10 days before the decision date.

2/11/2021	<i>Dan S. Wynn</i>
-----------	--------------------

FINAL DECISION

Notice of final decision was mailed to the applicant, all other parties with standing, and posted on the City's website.

--	--

**CITY OF WEST LINN
HISTORIC REVIEW BOARD PUBLIC HEARING NOTICE
FILE NO. DR-20-11**

The West Linn Historic Review Board will hold a public hearing on **Tuesday, February 23, 2021 at 6:00 p.m.** to consider a Class II Historic Design Review application for a 343 square foot first-floor rear addition and 250 square foot second-floor rear gabled dormer to the home at 1706 6th Avenue.

The Historic Review Board decision will be based on the approval criteria in Chapter 13: R-5 Zoning, Chapter 25: Historic District, and Chapter 99: Quasi-Judicial Decision Making of the Community Development Code (CDC).

You have been notified of this proposal because County records indicate that you own property within 300 feet of the property (Tax Lot 2701 of Clackamas County Assessor's Map 31E 02BA) or as otherwise required by CDC Chapter 99.

The complete application is posted on the City website <https://westlinnoregon.gov/planning/1706-6th-ave-class-1-historic-design-review>. Alternatively, the complete application is available for inspection at no cost at City Hall, or copies can be obtained for a minimal charge. The staff report will be posted on the City's website and available for inspection at City Hall ten days before the hearing.

It is important to submit all testimony in response to this notice. All comments submitted for consideration of this application should relate specifically to the applicable criteria. Failure to raise an issue by written comment or at the hearing, or failure to provide sufficient specificity to respond to the issue, precludes raising the issue on appeal before the Land Use Board of Appeals.

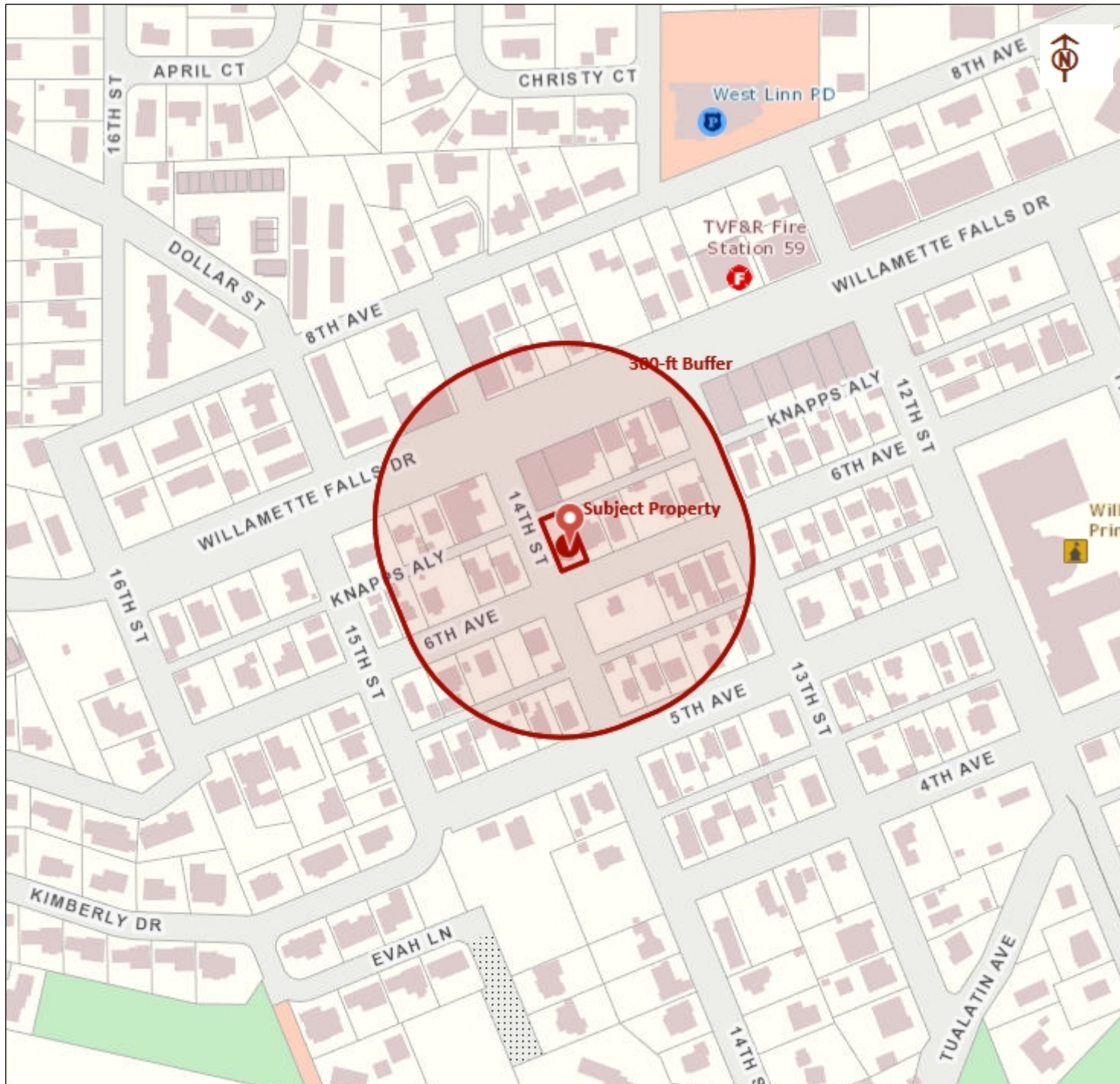
The hearing will be conducted following the rules of CDC Section 99.170. **Anyone wishing to present written testimony for consideration shall submit all material before noon on February 23, 2021.** Persons interested in party status should submit a letter outlining all concerns about the proposal by the comment deadline to dwyss@westlinnoregon.gov.

To testify at the hearing, go to <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> and **complete the speaker sign-up form before noon on the day of the meeting.** Instructions on how to access the virtual meeting will be emailed before the meeting. If you do not have email access, please call 503-742-6061 for assistance 48 hours before the meeting.

The final decision will be posted on the website and available at City Hall. Persons with party status can appeal the decision by submitting an appeal application to the Planning Department within 14 days of the final decision mailing.

Contact Darren Wyss, Planning Manager, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6064 or dwyss@westlinnoregon.gov for additional information.

DR-20-11 Notification Map for Properties Located within 300 feet of 1706 6th Ave



Legend

- City Limit
- ⋯ Unimproved ROW
- Parks and Open Space
- City Owned Property

0 0.06 0.11 Miles



1: 4,514



Notes

This map was automatically generated using Geocortex Essentials.
02/23/2021 HRB Meeting



**NOTICE OF UPCOMING
HISTORIC REVIEW BOARD PUBLIC HEARING**

**PROJECT # DR-20-11
MAIL: 02/09/2021 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.