

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT Wyss	PROJECT NO(S). DR-21-05	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S)	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: 1831 5TH AVE WEST LINN OR 97068	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal: **REPLACE TWO SINGLE PANE WINDOWS WITH TWO DOUBLE HUNG WINDOWS**

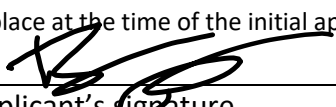

Applicant Name: BRIAN CHASTAIN <small>(please print)</small>	Phone: (503) 830-1970
Address: 1831 5TH	Email:
City State Zip: WEST LINN OR 97068	brianmchastain@icloud.com

Owner Name (required): BRIAN CHASTAIN <small>(please print)</small>	Phone: (503) 830-1970
Address: 1831 5TH AVE	Email:
City State Zip: WEST LINN OR 97068	brianmchastain@icloud.com

Consultant Name: <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A 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.

	3/20/2021		3/20/2021
Applicant's signature	Date	Owner's signature (required)	Date

Attn: West Linn Historical Society and Neighbors.

Brain Chastain is the home owner of 1831 5th Ave., West Linn, Or. 97068. He would like to change the style of two of his windows located on the back of his home, facing SW to the back yard. He will be utilizing the same measurements of the existing windows and will not be cutting into the home. The two windows will replace two single pane windows to double hung windows which match the rest of the house.

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

1. Retention of original construction. The original construction shall be maintained or restored to the greatest extent practicable. Stylistic features of original construction that shall be preserved include, but are not limited to: a line of columns, decorative shingles, projecting bays, other primary structural elements, spatial relationships that characterize the property, examples of skilled craftsmanship that characterize the building, and architectural details defining the structure's character and historic significance. -- **Proposing to exchange two windows located on the SW corner of the home. The windows are facing our back yard and not visible to street. Two fixed single pane windows will be replaced by two double hung windows. All the windows of the home are double hung so this will match all the existing windows style. There will be no cutting into the house and all the original siding and trim will be maintained.**

2. Retention of historic material. Removal or alteration of historic materials and features shall be avoided during the construction of new additions or exterior alterations. Whenever possible, deteriorated materials and architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, new materials shall, to the extent possible, match those of the original building in terms of composition, design, color, texture, and other visual features. -- **Proposing to exchange out the two existing windows to the two new windows. No cutting into the house will occur and all the original trim and siding will be maintained.**

3. Time period consistency. Buildings shall be recognizable as a physical record of their time and place. Alterations which have no historical basis or which seek to create a false sense of historical development are not allowed.-- **Proposing to exchange out the two existing fixed single pane windows with the two new double hung windows, while preserving the existing window trim and matching existing siding. No other structural changes requested.**

4. Significance over time. Changes to a property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved. -- **Proposing to exchange out the two existing fixed single pane windows with the two new double hung windows, while preserving the existing window trim and matching existing siding. No other structural changes requested.**

5. Differentiate old from new. Alterations and additions shall be differentiated from the original buildings and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property.— **The existing siding and trim will be maintained and the two double hung windows will match the style of the existing windows of the home.**

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 existing trim and siding will be maintained. The two new double hung windows are only exchanging out the existing fixed single pane windows.**

7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear or set back along the side. Features of building additions, including the proportions of window and door openings, shall be consistent with those of the existing building. Dimensional and other requirements in the underlying zone, as applicable, shall apply.—**Not Applicable.**

8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.—**Not Applicable.**

9. Roof materials. Replacement of a roof or installation of a new roof with materials other than cedar shingles, three tab asphalt shingles, or architectural composition shingles must be demonstrated, using photographic or other evidence, to be in character with those of the original roof, or with materials that are consistent with the original construction.—**Not Applicable.**

10. Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding with different material must be demonstrated, using photographic or other evidence, to be in character with those of the original materials, or with materials that are consistent with the original construction. — **Maintaining the existing window trim and siding consistent with original construction.**

11. New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.—**Maintaining the existing window trim and siding consistent with the original construction.**

12. Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted. — **Not applicable**

13. New windows. New windows shall match the appearance of the original windows as closely as possible. Wood window frames and sashes shall be used unless the applicant demonstrates that the non- wood windows are consistent with their wooden counterparts, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. The window trim and sill shall match the original trim. — **Using the existing window trim, matching the appearance of all other windows.**

14. Storm windows. Storm windows shall be made of painted wood, baked enamel, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building .— **Not applicable.**

15. Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance, including the profile of the sash, sill, trim, window plane relative to the building wall plane, light pattern, glass color, profile of mullions and muntins, and color. — **Maintaining existing window trim and appearance for replacement.**

16. Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance. — **Not applicable**

17. Porches. Front porches are allowed on new construction. No front porch shall be added to a structure if there was not one originally. Existing front porches shall not be enclosed or enlarged. Alterations to existing front porches and side yard porches that face a street shall: --**Not Applicable**

- a. Maintain the shape, width, and spacing of the original columns; and
- b. Maintain the height, detail, and spacing of the original balustrade.

18. Decks. Decks shall be located in rear yard or the portion of the side yard behind the front 50 percent of the primary structure. --**Not Applicable**

19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that: --**Not Applicable**

- a. The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or
- b. That it is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27 CDC).

20. Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted.—**Not Applicable**

A. Standards for alterations and additions.--**Not Applicable**

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

- a. Compatible in scale and mass to adjacent properties; and
- b. Constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.

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

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

Willamette Historic District general design standards. This subsection applies only to alterations and additions, new construction, and accessory structure construction of residential and historically residential properties in the Willamette Historic District. Other buildings are subject to the requirements in Chapter 58 CDC. Dimensional and other requirements of the underlying zone, as applicable, shall apply. -- **Proposing to change two windows located on the SW back of the home. The window is facing our back yard and not visible to street. The plan is to exchange two existing fixed single pane windows with two double hung windows. The new windows will match the existing style of the windows of the home. The original trim and siding will be maintained during the process.**

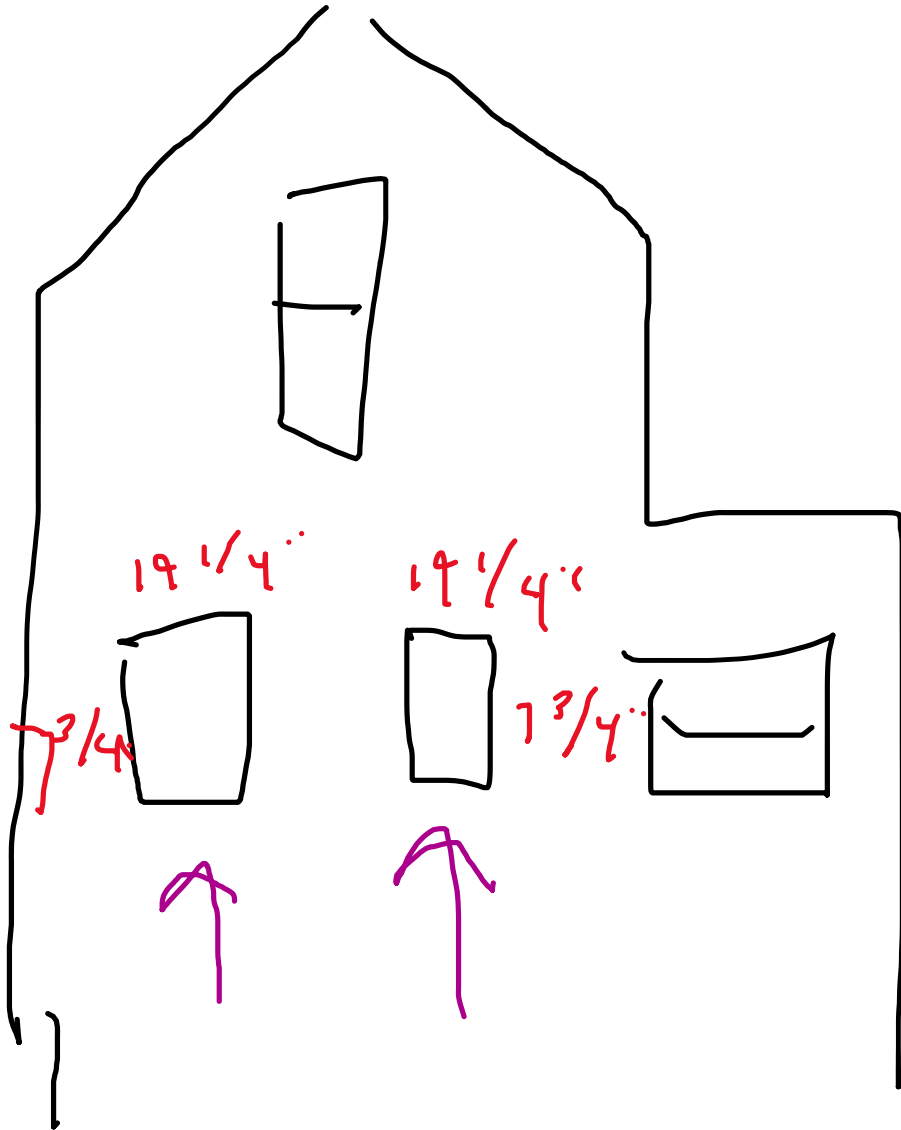



1831 5th Ave West Linn OR 97068

The back of the home facing SW towards the back yard.

The two bedroom windows will be replaced.

The existing measurements are $19\frac{1}{4}$ x $7\frac{3}{4}$. The replacement windows are the same.

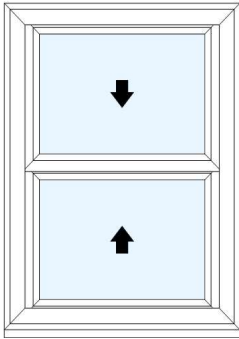


Remit To : Milgard Manufacturing LLC PO Box 35146 # 40080 Seattle, WA, 98124-5146 Phone : 1.503.682.3270 Fax : 1.503.682.1748	Lifetime Windows & Doors 14710 SE Lee Ave Portland, OR, 97267-2631	
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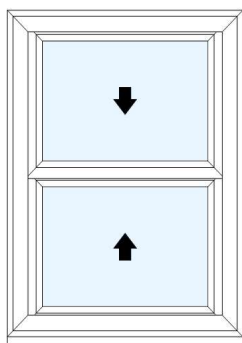
Acknowledgement : 4173632 Customer PO : Chastain(Morgan) Customer Sales Rep: Forney, Tristan Customer Rep Email: tristan@lifetimewindows.net Payment Terms : 2% 10TH PROX Inside Sales : Brice Elmer Outside Sales : Geoff Leckie	Date & Time : 03/04/2021 03:19 PM Order Date: 03/03/2021 Schedule Ship Date: 03/23/2021 Total Units : 2 Route Code : PO-D-6 Total Sq. Ft. : 10.118
Change Log : <p style="text-align: center;">Weighted Average : U-Factor = 0.30; S(SHGC) = 0.20; V(VLT) = 0.48</p>	

Billing Information Account# : 2475 Name : Contact : Address : 14710 SE Lee Ave Portland, OR, 97267-2631 Phone : Fax : Email : Sonia@lifetimewindows.net	Shipping Information Account# : 2029 Name : Contact : Address : 14710 SE Lee Ave Portland, OR, 97267-2631 Phone : Fax : Email : Sonia@lifetimewindows.net
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Shipping Instructions :

Line : 1 Quantity : 1 	Location : Tuscany, 8225T, DH, No Fin with Sloped Sill Adapter, Ext White / Int White, Net Frame: 23 1/2" x 31", U-Factor: .30, SHGC: .20, VT: .48 , Model = Double Hung , Size = Net Frame: 23 1/2" x 31" , Dimensions = Sash Height: One Half , Glass = 3/32" SunCoatMAX (Low-E) over 3/32" Clear with Gray EdgeGard Spacer , Glazing = Dual Glaze with Argon , Hardware = SmartTouch Lock , Other Options = Glass Breakage Warranty , Screen = Standard with Fiberglass Mesh , Ratings = STC: No Rating, OITC: No Rating, PG: LC30 , Clear Opening = W 19 1/4" x H 7 3/4" Sq. Ft. 1.04 , Other Ratings = CPD: MIL-A-234-09072-00001	List Price : On Factor : Net Price :
Production Comments : Change Log :		

Line : 2
Quantity : 1



Location :
Tuscany, 8225T, DH, No Fin with Sloped Sill
Adapter, Ext White / Int White, Net Frame: 23 1/2" x
31", U-Factor: .30, SHGC: .20, VT: .48 ,
Model = Double Hung ,
Size = Net Frame: 23 1/2" x 31" ,
Dimensions = Sash Height: One Half ,
Glass = 3/32" SunCoatMAX (Low-E) over 3/32" Clear
with Gray EdgeGard Spacer ,
Glazing = Dual Glaze with Argon ,
Hardware = SmartTouch Lock ,
Other Options = Glass Breakage Warranty ,
Screen = Standard with Fiberglass Mesh ,
Ratings = STC: No Rating, OITC: No Rating, PG:
LC30 ,
Clear Opening = W 19 1/4" x H 7 3/4" Sq. Ft. 1.04 ,
Other Ratings = CPD: MIL-A-234-09072-00001

List Price :
On Factor :
Net Price :

Production Comments :
Change Log :

Notifications: For answers to our most frequently asked questions Do-It-Yourself videos, warranty information, or to submit an online service request, please visit us at www.Milgard.com and click on the "Warranty" tab.

Terms & Conditions : This Quote/Acknowledgement is subject to the dealer terms and conditions of sale, as in effect from time to time, which are incorporated herein by reference and are available at www.Milgard.com/dealer-terms.

We impose a surcharge on credit card processing that is not greater than our cost of acceptance. Our current rate as of Dec. 1, 2020 is 2.4%. (excludes CO & KS)