



**STAFF REPORT
PLANNING MANAGER DECISION**

DATE: January 21, 2022

FILE NO.: DR-21-10

REQUEST: Approval of a Class I Historic Design Review at 1798 4th Avenue

PLANNER: John Floyd, Associate Planner

Community Development Director _____

DSW

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GENERAL INFORMATION

**APPLICANT/
CONSULTANT:**

Tim Ross
8620 SW Schools Ferry Rd. PMB 326
Beaverton, OR 97008

OWNER:

Scott and Elizabeth Hawkins
1798 4th Avenue
West Linn, OR 97068

SITE LOCATION:

1798 4th Avenue

SITE SIZE:

8,000 square feet

LEGAL

DESCRIPTION:

Assessor's Map 3S-1E-02BA Tax Lot 1500

COMP PLAN

DESIGNATION:

Medium-Density Residential

ZONING:

R-5, Single-Family Residential Detached
(5,000 sq. ft. minimum lot size)

APPROVAL

CRITERIA:

Community Development Code (CDC) Chapter 13: Single-Family Residential Detached and Attached, R-5; Chapter 25: Overlay Zones – Historic District; Chapter 99: Procedures for Decision Making: Quasi-Judicial.

120-DAY RULE:

The application became complete on November 24, 2021. The 120-day period ends March 24, 2022.

PUBLIC NOTICE:

Notice was mailed to property owners within 300 feet of the subject property and to all neighborhood associations on November 30, 2021. A sign was placed on the property on November 30, 2021. The notice was also posted on the City's website on November 30, 2021. Therefore, public notice requirements of CDC Chapter 99 have been met.

BACKGROUND

The applicant seeks approval for a Class I Historic Design Review to relocate two windows on the eastern façade to accommodate a fireplace within the existing single-family home at 1798 4th Avenue. The subject property is located in both the Willamette Historic District Overlay and the Willamette Historic District National Register. The subject property is three blocks south of Willamette Falls Drive and one block west of Willamette Primary School.



The structure is an eligible, contributing historic home built c. 1895. The residence is constructed in the Queen Anne Vernacular style with narrow shiplap siding with corner and rake boards and decorative shingles in gable peaks.



13th Street (East) Facing Façade



13th Street (East) Facing Façade

The applicant desires to install a gas stove in the center of the family room with an 8" external stainless steel vent to provide heat during power outages. Due to insufficient interior space to place the stove in a location that would not affect an exterior window, the proposal includes the relocation of two existing windows on a street facing façade with a new fireplace vent in between. The proposal will re-use the existing jamb, sashes, and exterior trim. Replacement siding to match existing.

Properties to the west, north, and east are all within the Historic District and zoned R-5. Properties across 4th Avenue are not within the Historic District and zoned R-10.

Public comments:

No public comments were submitted.

DECISION

The Community Development Director (designee) approves this application (DR-21-10), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below, and 3) the addition of conditions of approval below. With these findings, the applicable approval criteria are met. The conditions are as follows:

1. **Plans, Elevations, and Narrative.** The project shall conform to the plans, elevations, and narrative submitted in Exhibit PD-1.

The provisions of the Community Development Code Chapter 99 have been met.



John Floyd, Associate Planner

January 21, 2022

Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of the mailing date. The appeal fee is \$400. The appeal must be filed by an individual who has established standing by submitting comments before the decision date. Approval will lapse 3 years from the effective approval date if the final plat is not recorded.

Mailed this 21st Day of January, 2022.

Therefore, the 14-day appeal period ends at 5 p.m. on February 4th, 2022.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
DR-21-10**

This decision adopts the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

*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 to alter windows and install a fireplace vent on the facade of an existing single-family home. This standard is met.

*II. CHAPTER 25, HISTORIC RESOURCES
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.

(...)

B. Class I historic design review. The following are subject to Class I historic design review to determine their compliance with the applicable approval standards:

(...)

- 2. Facade alteration. Alteration of a facade when 100 square feet or less of the structure's facade is being altered;*

(...)

Staff Finding 2: The proposed window change is subject to Class I Historic Design Review since it is an alteration of less than 100 square feet on a rear facade. This standard is 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.*

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.*
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 3: Staff incorporates applicant findings (Pages 2-3, Exhibit PD-1). These standards 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*
8. *Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.*
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.*

Staff Finding 4: The project does not include an addition or changes to the roof. These standards do not apply.

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

Staff Finding 5: Staff incorporates applicant findings (Pages 2-3, Exhibit PD-1). These standards are met.

12. *Gutters and downspouts.*
(...)

Staff Finding 6: No changes to gutters are proposed. This standard does not apply.

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

Staff Finding 7: Staff incorporates applicant findings (Pages 2-3, Exhibit PD-1). These standards are met.

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.*

Staff Finding 8: Storm windows are not part of the application. This standard does not apply.

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

Staff Finding 8: Staff incorporates applicant findings (Pages 2-3, Exhibit PD-1). These standards 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.*

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.*

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 9: No changes to these elements are proposed. These standards 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.*

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.

(...)

2. Side yard setback.

(...)

3. Side street setback.

(...)

4. Rear yard setback.

(...)

5. Orientation.

(...)

6. New lot configuration.

(...)

7. Building height.

(...)

8. Building shapes and sizes.

(...)

9. Roof pitch.

(...)

10. Garage access and parking areas.

Staff Finding 10: The proposed alterations do not alter the scale, massing, or height of the existing home or affect the privacy of adjacent properties as the relocated windows will have the same orientation and are adjacent to a public street and tall landscaping. These standards are met.

PD-1 APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT John Floyd	PROJECT No(S) DR-21-10	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$100	REFUNDABLE DEPOSIT(S)	TOTAL \$100

Type of Review (Please check all that apply):

- Annexation (ANX)
- Appeal and Review (AP)
- Conditional Use (CUP)
- Design Review (DR)
- Easement Vacation
- Extraterritorial Ext. of Utilities
- Final Plat or Plan (FP)
- Flood Management Area
- Hillside Protection & Erosion Control

- Historic Review
- Legislative Plan or Change
- Lot Line Adjustment (LLA)
- Minor Partition (MIP) (Preliminary Plat or Plan)
- Non-Conforming Lots, Uses & Structures
- Planned Unit Development (PUD)
- Pre-Application Conference (PA)
- Street Vacation

- Subdivision (SUB)
- Temporary Uses
- Time Extension
- Variance (VAR)
- Water Resource Area Protection/Single Lot (WAP)
- Water Resource Area Protection/Wetland (WAP)
- Willamette & Tualatin River Greenway (WRG)
- Zone Change

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: 1798 4 TH AVE WEST LINN OR 97068	Assessor's Map No.: 31E02BD
	Tax Lot(s): 31E02BD01500
	Total Land Area:

Brief Description of Proposal: PLEASE REVIEW ADDING A GAS DIRECT VENT FIREPLACE INSERT INTO THE EXISTING LIVING ROOM WORK INCLUDES RELOCATING EXISTING EXTERIOR WINDOWS TO EITHER SIDE OF THE NEW FIREPLACE.

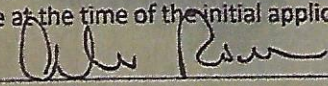
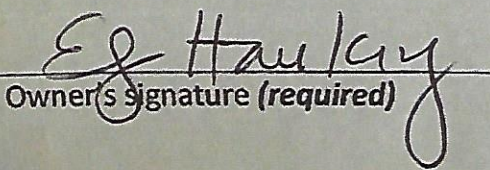
Applicant Name: (please print) A NEW IMAGE EXTERIORS INC 8620 SW Scholls Ferry Rd PMB 326 Beaverton OR 97008	Phone: 503-946-8785 Email: tim@aniext.com alison@aniext.com
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Owner Name (required): (please print) SCOTT & ELIZABETH HAWKINS 1798 4 th Ave West Linn OR 97068 Address:	Phone: 503-593-5053 Elizabeth.hawkins@usi.com Email:
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Consultant Name: (please print) WILL URBAN DESIGN 715 NW Hoyt st Portland OR 97228	Phone: 208-440-1789 Email: will@willurbandesign.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. The permit approval will not be effective until the appeal period has expired.
4. The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should submit this form and supporting documents through the Submit a Land Use Application web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 Applicant's signature	9-28-21 Date	 Owner's signature (required)	9-28-21 Date
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Attn: West Linn Historical Society and Neighbors.

Elizabeth and Scott Hawkins live at 1798 4th Ave, West Linn. Home is a corner lot located on 4th Ave and 13th Ave. They want to add new energy efficient gas stove in the family room. (See plans for details). The gas unit is a Heat & Glo model SL-9. It's a direct vent system that will vent (8" stainless Steel) out the exterior wall on the East elevation approximately 42" from the top of the stem wall/sill plate. I'll attach the install diagrams for verification.

That elevation off the family room has two (2) existing wood windows 24" x 66" in size. Per plans the family room wall is 18' wide, the existing windows are located 36" in from the outside corners, this does not leave enough room to install the new fireplace between the windows. We propose to push the two windows apart from each other to allow room for the new fireplace and mantle. The new location of the windows will now be 24" from the outside corners. So, we propose to move the windows 12" from their existing location.

By moving the windows outward, we will leave siding on the outside edge (siding located from the outside edge of the window to the outside corner of the elevation) intact. We will also leave the siding above and below the windows intact. The only siding to be replaced will be the section between the windows, that area will be 60" x 66" for a total of 27.5 square feet.

Directly between the windows/center of the 18" wide elevation will be the new 8" stainless steel vent cap for the new fireplace. It will be located approximately 42" center from the existing sill plate.

Side Note: The existing windows will not be replaced, we are using the existing wood window jamb, sash's, exterior trim.

Regarding retention of original construction: The windows will be relocated on the same elevation, same height from the sill plate, same dimension as existing. The only change is they will be closer to the outside corner of the elevation by 12". Leaving 24" between the window and outside edge. Areas to be disturbed by this construction is 27.5 square feet.

Retention of Historic materials: We are keeping the windows as is, same jamb, sash's, exterior and interior moulding/trims. We are also doing the framing for the new windows from the interior side to preserve the exterior sub wall, siding and trim boards. Regarding the siding, we have a mill located in Portland that will run new DF siding to the exact pattern of the existing, we will be able to reuse some of the existing siding for the infill section between the windows and integrate the siding accordingly.

Time period consistency: By keeping all materials same/as is with the only difference is the addition of new siding that will be same species of wood and matching pattern. No other structural changes requested.

Significance over time: Proposing to relocate two windows by 12" out from each other, maintaining same height of floor, same size of window, same trim, same siding pattern. No other structural changes requested.

Difference old from new: We will be using same windows, matching pattern of existing siding, utilizing existing window trims.

Reversibility: Renovation to elevation could be restored if needed to its original layout.

Building additions: Not applicable.

Building height and roof pitch: Not applicable.

Roof materials: Not applicable.

Existing exterior walls and siding: Adding the same siding materials that is present and utilizing existing windows and window trim consistent with original construction.

New exterior walls and siding: Adding the same siding materials that is present on home. We are not introducing any new material types i.e., vinyl.

Gutters and downspouts: Not applicable.

New Windows: **Using existing window jamb, sash, exterior trim. We are not changing any part of the existing windows.**

Storm windows: **Not applicable.**

Window replacement: **We are not installing new windows or replacing any parts of existing windows. We are only relocating existing windows.**

Doors: **Not applicable.**

Porch's: **Not applicable.**

Decks: **Not applicable.**

Foundations: **Not applicable.**

Lighting: **Not applicable.**

Standards for alterations and additions. **Not applicable.**

Not in period building: **Not applicable.**

A New Image Exterior and Interior Remodel
Office: 503-946-8785, Email: tim@aniext.com, Visit: www.aniext.com
8630 SW Scholls Ferry Rd, PMB 326 Beaverton OR 97008

EXISTING SINGLE FAMILY REMODEL

LIBBA RENOVATION

PROJECT INFORMATION:

MAP NUMBER: 310202010000
 CITY: WEST Linn
 COUNTY: WASHINGTON
 PARCEL # 10740029
 NEIGHBORHOOD: WILANETTE FALLS

SCOPE OF WORK:

THE SCOPE OF WORK IN THIS PERMIT INCLUDES ADDING A NEW GAS INSET DIRECT VENT FIREPLACE IN THE EXISTING LIVING ROOM. WORK INCLUDES RELOCATING EXISTING EXTERIOR WINDOWS TO EITHER SIDE OF TERMINATION CAP LOCATION.

PROJECT CONTACT INFORMATION:

ARCHITECT
 WILL URBAN DESIGN, LLC
 WILL URBAN DESIGN, LLC
 715 NW 107TH ST PO BOX 0681
 WEST Linn, OR 97146
 P: 503.443.1739
 EMAIL: will@willurbandesign.com

CONTRACTOR
 AUSTIN NAME EXTENSORS, INC
 TM ROSS
 809 SW SCHOLAR FERRY RD
 WEST Linn, OR 97146
 P: 503.343.8765
 EMAIL: br@hired.com

CONSTRUCTION PHASE:

THE DESIGNER DOES NOT RECOMMEND OR SPECIFY USE OF ANY TYPE OF "WU WOOD PRODUCTS". THE DESIGNER WILL NOT BE LIABLE FOR ANY TYPE OF DAMAGE TO THE BUILDING (STRUCTURAL OR COSMETIC) IF THE OWNER OR THE CONTRACTOR DECIDE TO USE SUCH PRODUCTS.

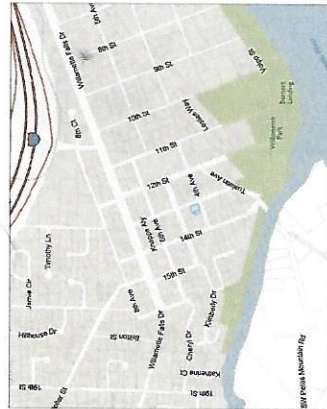
MATERIAL SPECIFICATION NOTE:

THE DESIGNER DOES NOT RECOMMEND OR SPECIFY USE OF ANY TYPE OF "WU WOOD PRODUCTS". THE DESIGNER WILL NOT BE LIABLE FOR ANY TYPE OF DAMAGE TO THE BUILDING (STRUCTURAL OR COSMETIC) IF THE OWNER OR THE CONTRACTOR DECIDE TO USE SUCH PRODUCTS.

APPLICABLE BUILDING CODE

2017 OREGON RESIDENTIAL SPECIALTY CODE (ORSC)

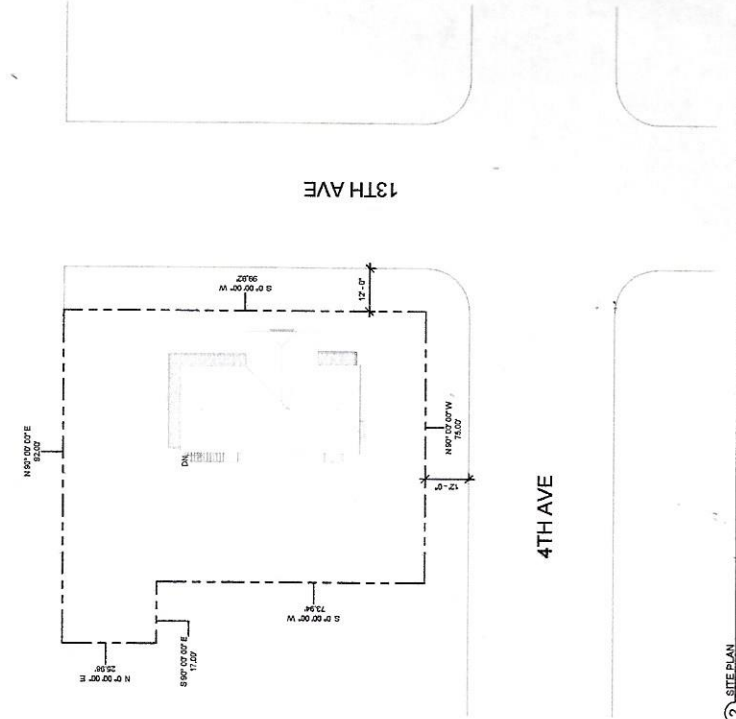
VICINITY MAP:



ZONING MAP:



SITE AERIAL:



NO.	DESCRIPTION	DATE
1	ARCHITECTURAL COVER SHEET	
2	GENERAL NOTES & ABBREVIATIONS	
3	EXISTING & DEMO PLANS - LEVEL 2	
4	PERMIT SET (08.15.2021)	

LEGEND
 ■ SUBMITTED
 □ REVIEWED



LIBBA REMODEL
 1798 4TH AVE
 WEST LINN, OR 97068

LIBBA
 PERMIT SET
 17 JUNE 2021

NO.	DESCRIPTION	DATE
1	PERMIT SET (06.17.2021)	

A00.0

COVER SHEET

HEAT&GLO.

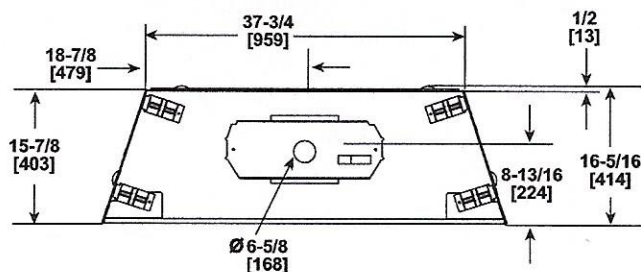
No one builds a better fire

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

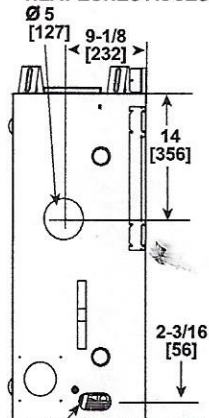
SL-9/9X

Direct Vent Gas Fireplace

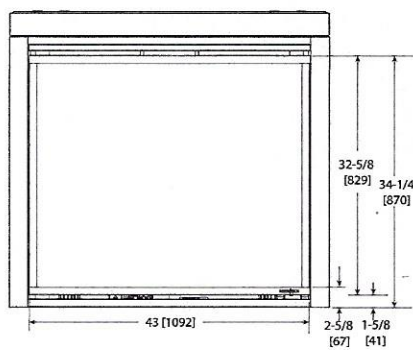
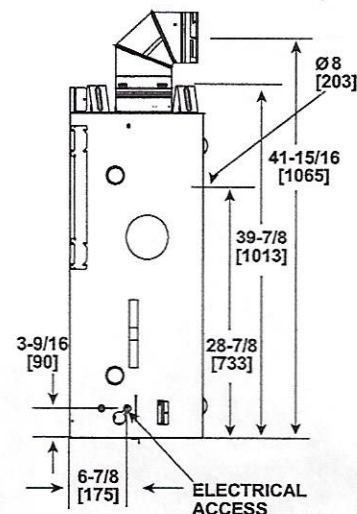
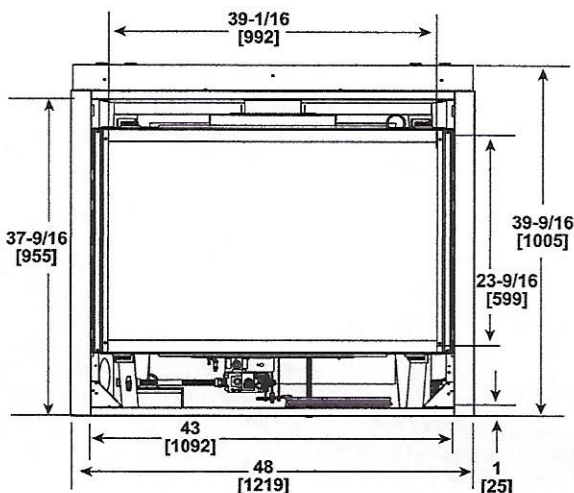
MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		GLASS SIZE
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
SL-9/9X	48	49	37-3/4	49	39-9/16	40-1/4	16-5/16	16-1/4	39-1/16 x 23-9/16



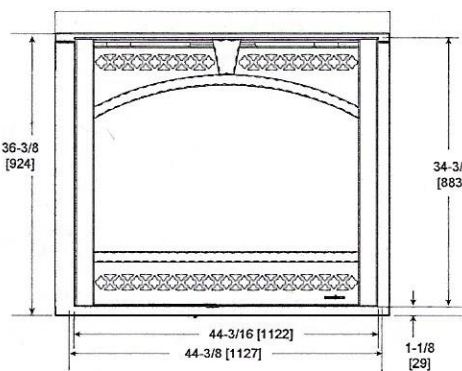
HEAT-ZONE® ACCESS



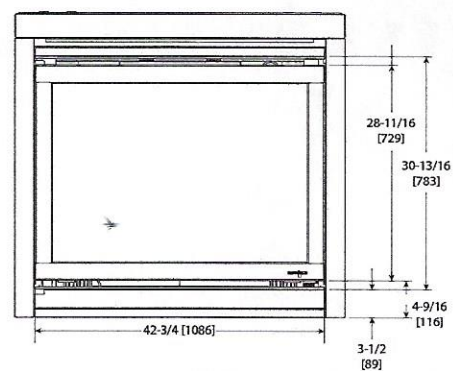
GAS LINE ACCESS



Firescreen Front



Arcadia, Chateau, Halston, and Chateau Forge Fronts



Clean Face Front

MINIMUM FIREPLACE CLEARANCES

AREA	TO COMBUSTIBLES (in inches)
CLEARANCE TO CEILING	32
COMBUSTIBLE/NON-COMBUSTIBLE FLOOR	0
BEHIND APPLIANCE	1/2
SIDES OF APPLIANCE	1/2
FRONT OF APPLIANCE	36

APPLIANCE LOCATION

Model		A	B	C	E	F	G
SL-9/9X	in	50-1/2	49	71-1/2	1/2	50-1/2	71-1/2
	mm	1283	1245	1816	13	1280	1816
		H	I	J	K	L	
SL-9/9X	in	16-1/4	50-1/2	71-1/2	19-1/2	19-1/2	
	mm	413	1283	1816	495	495	

FRAMING DIMENSIONS

	A Rough Opening (Width)		B Rough Opening (Height)	C Rough Opening (Depth)		D Rough Opening (Width)
	DVP pipe	SLP pipe		DVP pipe	SLP pipe	
in	10	8-5/8	40-1/4	16-1/4	16-1/4	49
mm	254	219	1022	413	413	1245

CLEARANCES TO COMBUSTIBLES

WALL PENETRATION

*Shows center of vent hole for top or rear venting. Center of hole is 1" above the center of the horizontal vent pipe.

MANTEL PROJECTIONS

MANTLE LEG/WALL PROJECTIONS

Mantel Leg Projection (acceptable on both sides of opening)

Wall Projection (acceptable on one side of opening)

PRODUCT LISTING CODES	
US	ANSI Z21.88a-2007
CAN	CSA 2.33a-M2007
US LISTED	UL307B

Product information provided is not complete and is subject to change without notice. Product installation must adhere strictly to instructions accompanying product to avoid risk of fire and potential injury.

Additional information can be found online at www.heatnglo.com



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	TIME:	PROJECT #:
STAFF CONTACT:	FEE:	

Pre-application conferences occur on the first and third Thursday of each month. To schedule a conference, submit this this form with the property owner's signature, the fee, and accompanying materials by 4:00pm at least 15 days before the conference date. Twenty-four hour notice is required to reschedule. Pre-application notes are valid for 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Address of Subject Property (or map/tax lot): _____

Brief Description of Proposal: Install gas fireplace insert, Relocating 2 existing windows on same elevation to allow new fireplace to be installed between windows

Applicant's Name: A New Image Exteriors
Mailing Address: 8630 SW Schalls Ferry Rd PMB 326 Beaverton OR 97008
Phone No: 503 946-8785 Email Address: alison@ani.ext.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:

Using existing wood windows - keeping same size only making them further apart.

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Scott Hawkins
Property owner's signature

11/3/2021
Date

Scott Hawkins
Property owner's printed name and mailing address if different from above.











PD-2 HISTORIC SITE INVENTORY FORMS

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	1798 SE 4th Ave West Linn, Clackamas County	historic name:	Schmidt House
assoc addresses:		current/other names:	Schwan, A W, House
location descr:		block/lot/tax lot:	/ 1500
		tnshp/rng/sect/qtr sect:	1S 1E 25 BD
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	1.5
elig evaluation:	eligible/contributing	total elig resources:	1
prim constr date:	c.1895	second date:	
		total inelig resources:	0
		NR Status:	Listed in Historic District
		date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	
second orig use:		prim style comments:	
primary style:	Queen Anne	sec style comments:	
secondary style:	Vernacular	siding comments:	Narrow shiplap with corner and rake boards. Decorative shingles in gable peak.
primary siding:	Horizontal Board	architect:	
secondary siding:	Shingle	builder:	Shipley
plan type:	Crosswing		
comments/notes:			
House under construction/ windows have been removed, house raised on new foundation, supposedly will be restored to original			
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	Special Assessment	106 Project(s):	None
ILS survey date:	Status Active	Federal Tax Project(s):	None
RLS survey date: 03/17/2006	Term 1st Term		
	End Yr 2021		
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Main Entrance: Probably altered. Turned pilasters and slender posts support porch.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
1798 4th Ave was constructed by Mr. Shipley and originally owned by C.G. Schmidt.			
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:			

Cultural Resource Survey Form:

CLACKAMAS COUNTY

I. D. NUMBER WL-2-42

PHOTO INFORMATION:

ROLL: XXX

FRAME: 12

STUDY AREA: West Linn

LEGAL: T. 3 R. 1E SEC. 2BD

TAX (LOTS): 1500

ZONE _____ SIZE .17

IDENTIFICATION:

COMMON/HISTORICAL NAME: SCHMIDT RESIDENCE

ADDRESS: 1798 S.E. 4th Avenue

AREA: West Linn

CURRENT OWNER: HUBERT PROFFITT

USE: Residence

OWNER'S ADDRESS: same West Linn

ORIGINAL OWNER:

USE: Residence

AREA OF SIGNIFICANCE: TOWN: X COUNTY: _____ CITY: _____ NATION: _____

HISTORIC INTEREST:

THEME: Architecture - 19th Century

DATE: ca. 1895

DESCRIPTION: A former owner, C. G. Schmidt (1901) may have been the original owner.

ARCHITECTURAL INTEREST:

STYLE: Queen Anne Vernacular

STORIES: 1 1/2

DATE: ca. 1895 CONDITION: Good

ARCHITECT: Shipley (builder)

SIDING: Narrow shiplap with corner and rake boards. Decorative shingles in gable peak.

ROOF: Cross gable with clipped gable. Decorative bargeboard.

DOORS: Paneled with segmental window opening.

WINDOWS: Narrow 1/1 double-hung with architrave molding.

MAIN ENTRANCE: Probably altered. Turned pilasters and slender posts support porch.

NOTES:



BIBLIOGRAPHY:

47, Bk. 3 p.175

DATE: Jan. 1984

RECORDER: BORGE/ALTIER

PD-3 COMPLETENESS LETTER



CITY OF
West Linn

November 24, 2021

Alison Ross
A New Image Exteriors
8620 SW Scholls Ferry Rd. PMB 326
Beaverton, OR 97008

SUBJECT: Application for alteration of a historic resource at 1798 4th Avenue in the Willamette Historic District (DR-21-10)

Dear Ms. Ross,

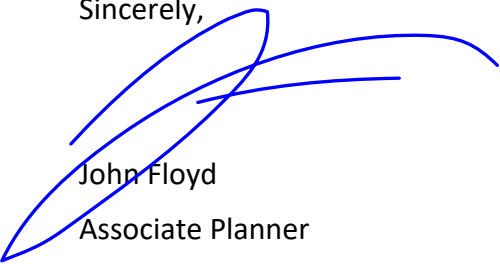
You submitted this application on October 4, 2021 and revised materials on November 12, 2021. The Community Development Department has reviewed the revised materials and has found the application to be **complete**. The city has 120 days to exhaust all local review, that period ends March 24, 2022.

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 Planning Commission Director to render a decision on your proposal.

A 14-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Manager.

Please contact me at 503-742-6058, or by email at jfloyd@westlinnoregon.gov if you have any questions or comments.

Sincerely,



John Floyd
Associate Planner

PD-4 AFFADAVIT AND NOTICE PACKET



CITY OF West Linn

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-21-10**

Address: **1798 4th Avenue**

Applicant's Name: **Scott and Elizabeth Hawkins**

Scheduled Decision Date: **Planning Manager Decision no earlier than 12/14/21**

MAILED NOTICE

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

1	Alison Ross, applicant representative	11/30/21	<i>Lynn Schroder</i>
2	Scott & Elizabeth Hawkins, applicant	11/30/21	<i>Lynn Schroder</i>
2	Property owners within 300 ft	11/30/21	<i>Lynn Schroder</i>
3	Kathie Halicki, Willamette NA	11/30/21	<i>Lynn Schroder</i>

WEBSITE

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

11/30/21	<i>Lynn Schroder</i>
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SIGN

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

11/30/21	<i>John Floyd</i>
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FINAL DECISION

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

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**CITY OF WEST LINN
NOTICE OF UPCOMING PLANNING MANAGER DECISION
FILE NO. DR-21-10**

The West Linn Planning Manager is considering DR-21-10, a Class I Design Review for alteration of a historic resource (removal and relocation of two windows including existing trim and new Marvin wood windows installed in 2020; and installation of a fireplace vent on the eastern facade) at 1798 4th Avenue in the Willamette Historic District.

The Planning Manager will decide the application based on criteria in Chapters 25 and 99 of the Community Development Code (CDC). The approval criteria from the CDC are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

The application is posted on the City's website, <https://westlinnoregon.gov/planning/1798-4th-ave-class-1-historic-design-review>. Alternatively, the application, all documents or evidence relied upon by the applicant and applicable criteria are available for inspection at City Hall at no cost. Copies may be obtained at reasonable cost.

A public hearing will not be held for this decision. **Anyone wishing to submit comments for consideration shall submit all material before 4:00 p.m. on December 14, 2021 to jfloyd@westlinnoregon.gov or mail them to City Hall. All comments must be received by the deadline.**

It is important to submit all testimony in response to this notice. All comments submitted for consideration of this appeal should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Oregon Land Use Board of Appeals based on that issue.

The final decision will be posted on the website and available at City Hall. Persons with party status may appeal the decision by submitting an appeal application to the Planning Department within 14 days of mailing the notice of the final decision pursuant to CDC [99.240](#).

Contact John Floyd, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 742-6058 for additional information.



**NOTICE OF UPCOMING
PLANNING MANAGER DECISION**

**PROJECT # DR-21-10
MAIL: 1/21/22 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.