

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	John Floyd	PROJECT NO(S). DR-21-12
NON-REFUNDABLE FEE(S)	\$100	TOTAL \$100

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input 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 checked="" 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:

 1822 5th Ave
 West Linn, OR 97068

Assessor's Map No.: 31E02BA

Tax Lot(s): 7 & 8

Total Land Area: 10,000 SF

Brief Description of Proposal:

Main floor direct vent gas fireplace to be installed on the southwest corner of the house. External vent and vent cap to be installed on the west wall (facing 13th street).

Applicant Name:

(please print) **Marcus Malcom**
 Address: 1822 5th Ave
 City State Zip: West Linn, OR 97068

Phone: 503-830-8118
 Email: malcomm314@gmail.com

Owner Name (required):

(please print) **Marcus Malcom**
 Address: 1822 5th Ave
 City State Zip: West Linn, OR 97068

Phone: 503-830-8118
 Email: malcomm314@gmail.com

Consultant Name:


(please print) **East County Builders**
 Address: 10630 NE Holladay St
 City State Zip: Portland, OR 97220

Phone: 503-505-4825
 Email: eastcountybuilders@gmail.com

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.

 _____	_____ Date	_____ Owner's signature (required)	_____ Date
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City of West Linn, Oregon Class I Historic Design Review:

Marcus & Jenny Malcom Residence

1822 5th Avenue West Linn, Oregon 97068

Site Information

Site Area: 10,000 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

Project Details

The applicant is proposing a main floor installation of a direct vent gas fireplace to be installed on the southwest corner at the 1822 5th Avenue property, which is in the locally designated Willamette Historic District and inside of the National Register district. External vent and vent cap to be installed on the west wall (facing 13th street). The lot is zoned R-5 and is 10,000 square feet. The property is on the north side of 5th Avenue at the corner of 5th Avenue and 13th Street. Per Clackamas County Assessor data, the house was built c. 1899.

Packet Table of Contents:

- A. Development Review Application
- B. Historical Review Written Narrative (CDC 25.060 & CDC 25.070)
 - a. Historical 1899 5th Ave. Photo of Residence
 - b. Photos of 2021 Existing Residence
- C. Sheet #1: As-is West Exterior elevation
- D. Sheet #2: Proposed West Exterior Elevation

B. Historical Review Written Narrative (CDC 25.060 & CDC 25.070)

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 1899 shall be maintained or restored to the greatest extent practicable during the construction of the proposed fireplace direct vent for this project.

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 fireplace direct vent. The only removal will be a small portion of the siding for the vent.

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 1899 building shall remain consistent.

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 additional vent will have minimal and original 1899 building shall remain consistent.

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 fireplace direct vent will have minimal impact and can be easily reversed.

7. Building additions.

No building additions planned and this section does not apply to the proposed project.

8. Building height and roof pitch.

No changes to the building height or roof pitch and this section does not apply to the proposed project.

9. Roof materials.

No changes to the roof planned and this section does not apply to the proposed project.

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.

This project will not replace any siding and will only remove a small section of siding for the ventilation system.

11. New exterior walls and siding.

No new exterior walls or siding will be used in this project.

12. Gutters and downspouts.

No gutters or downspouts will be used in this project.

13. New windows.

No new windows will be used in this project.

14. Storm windows.

No storm windows will be used in this project.

15. Window replacement.

No window replacement will be done in this project.

16. Doors.

No doors will be impacted by this project.

17. Porches.

No porches will be impacted by this project.

18. Decks.

No decks will be impacted by this project.

19. Foundations.

No foundations will be impacted by this project.

20. Lighting.

No lighting will be impacted by this project.

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:

Accessory structures are not involved in this project, this section does not apply.



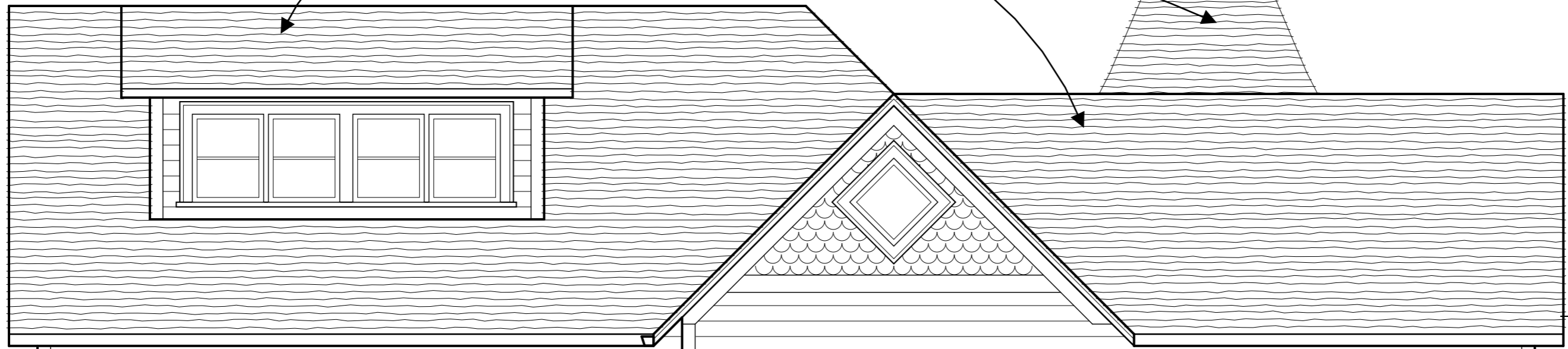
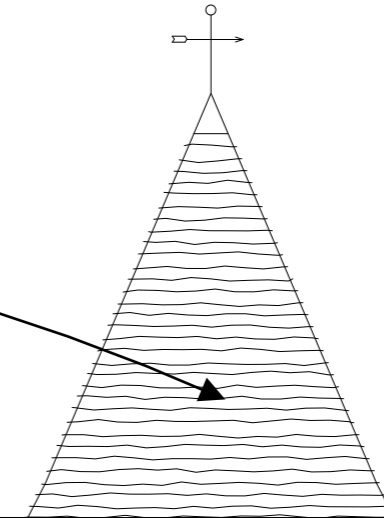
5th Avenue Original Home c. 1899



13th Street - West View - 2021

Sheet #1

EXISTING FIBERGLASS
ROOF SHINGLES



EXISTING
UPPER SUBFLOOR

± 9'-11"

EXISTING
MAIN SUBFLOOR

EXISTING HORIZONTAL
WOOD SIDING

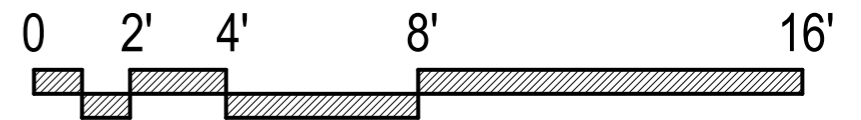
EXISTING WOOD WINDOWS

D
5

AS-BUILT WEST ELEVATION

1/4" = 1'-0"

13th STREET ELEVATION





B
5 **PROPOSED WEST ELEVATION**
1/4" = 1'-0"
13th STREET ELEVATION

NEW External Vent
and Termination Cap