



DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT John Floyd	PROJECT NO(S): DR-22-02	PRE-APPLICATION NO. PA-22-03
NON-REFUNDABLE FEE(S) \$250	REFUNDABLE DEPOSIT(S)	TOTAL \$250

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:	Assessor's Map No.:
1795 WILLAMETTE FALLS DR, WEST LINN, OR 97068	Tax Lot(s): 31E02BA02301
	Total Land Area: 0.11 acres (5,000 sq ft)

Brief Description of Proposal:

The upper level of an existing two-story building is being altered from a commercial space to a residential space. The interior will be renovated and 4 new windows will be added that match the existing windows.

Applicant Name: Mathew Stockstill <small>(please print)</small>	Phone: 660.221.2517
Address: 519 SW Park Avenue, Suite 405	Email: mstockstill@mstockstillarchitect.com
City State Zip: Portland, Oregon 97205	

Owner Name (required): Dean and Marcia Delavan <small>(please print)</small>	Phone: 5033292207
Address: 985 SW Long Farm Rd West Linn OR 97068	Email: dde11234@yahoo.com
City State Zip:	

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. 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](https://westlinnoregon.gov/planning/submit-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.

<i>Marcia Delavan</i>	<i>Marcia Delavan</i>	
Applicant's signature	Owner's signature (required)	
Date	Date	

DocuSigned by:



City of West Linn, Class I Historic Design Review

Site Information

Site Address: 1795 Willamette Falls Drive West Linn, OR 97068

Lot No.: 31E02BA02301

Lot Size: 0.11 acres (5,000 sq ft)

Neighborhood: Willamette Neighborhood Association

Comp. Plan: Commercial

Zoning: General Commercial (GC)

Overlays: Willamette Falls Drive Commercial Design District
Willamette Historic District

Contact Information

Client: DRD Properties LLC
17355 Boones Ferry Rd.
Lake Oswego, OR 97035

Architect: Mathew Stockstill Architect
519 SW Park Ave. Unit 405
Portland, OR 97205

Historical Design Review Application

1. Application Form
2. Narrative covering Chapters 19, 25, & 58.
3. Additional Documentation

SECTION ONE: Application Form

SECTION TWO: NARRATIVE

CHAPTER 19 – GENERAL COMMERCIAL, GC

19.010 PURPOSE

The primary intent of the building is maintained with the existing retail use on the first floor and the north and east facades unchanged.

19.020 PROCEDURES AND APPROVAL PROCESS

The existing primary use is a permitted use listed under section 19.030 and the secondary use is listed under section 19.050. See section 19.030 and 19.050 for additional information.

19.030 PERMITTED USES

Existing primary is general retail services and is a permitting use under number 15.

19.040 ACCESSORY USES

Use listed is not applicable.

19.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

1. Single-family residential unit and attached single-family units above a permitted use or a commercial use or place of assembly authorized as a conditional use (e.g., children's day care center, superstore, amusement enterprise, transient lodging, religious institution, school, lodge or community center), and *multiple-family units: as a mixed use in conjunction with commercial development, only above the first floor of the structure*, except in the Willamette Falls Drive Commercial Design District where dwellings may also occupy a portion of the ground floor pursuant to CDC 58.050. (Italics added for emphasis).

The addition of the two units on the upper floor of the building complies with the restrictions addressed above in italics. See section 58.050 for specific requirements within the Willamette Falls Drive Commercial Design District. Uses listed as 2 through 7 do not apply.

19.060 CONDITIONAL USES

Uses listed are not applicable.

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

The dimensions of the existing building are maintained and fulfil the stated requirements.

19.080 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES

Requirements for conditional uses are determined by Chapter 58 and addressed below.

19.090 OTHER APPLICABLE DEVELOPMENT STANDARDS

Additional Sections are not applicable.

CHAPTER 25 – OVERLAY ZONES – HISTORIC DISTRICT

25.010 PURPOSES

The maintained existing façade is recognized as within the historical and architectural style and the first-floor retail store along Willamette Drive will continue despite the upper floor change of use. The exterior alterations are on the small change and only affect the minor facades to the west and south. The addition of bedrooms requires egress windows on the south side. The west façade windows are not required but contribute to the streetscape and livability of the units. The upper floor of the building has been unused for a significant period. The active use of the upper floors will increase economic and social benefits of building to the surrounding businesses and neighborhood.

25.020 USE OF THIS CHAPTER

The proposal is an alteration within a Historic District but is not a historic landmark. The design standards from CDC 25.060 A., 25.070 A., and 25.070 C. would apply.

25.030 PERMITTED USES

Primary use of Retail and proscribed conditional use of residential is permitted by the base zoning district. See Section 19.030 and 19.050 above for additional information.

25.040 HISTORIC DESIGN REVIEW PROCESSES

A. The following aspects of this proposal are exempt from historic review:

Windows along the south façade fall under exemption number 8. Egress windows. The addition of bedrooms along the south second-story wall requires egress windows. The south façade faces Knapp Alley and cannot be seen from the arterial street, Willamette Falls Drive.

The addition of skylights on the roof falls under exemption number 15.a.1. that requires the skylight to be “screened from view of all streets by [...] an existing parapet along the street-facing façade...”

B. The following aspects of this proposal are subject to Class I historic design review:

Windows along the west façade fall under the applicable approval standards number 2 Façade Alteration. The windows are under 100 sq ft. The egress windows on the south side do not apply due to 25.040 A.8.[see above] and 25.040 B1.

C. Not applicable to this proposal.

25.050 APPLICATION REQUIREMENTS

A. Application for historic design review includes this document, and the attached documentation below.

B. through E. Not applicable to this proposal.

25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES

A. Standards for alterations and additions

1. Retention of original construction. Original construction will be protected and maintained during construction.

2. Retention of historic material. The exterior façade will be protected and maintained outside of the area of window additions. Within the area of the window additions, new materials should be consistent with existing façade.
 3. Time period consistency. Proposed windows will match existing window style, operation, and trim.
 4. Significance over time.
 5. Differentiate old from new. The new windows will follow the historic proportions and scale of the existing windows on the north and east façade.
 6. Reversibility.
 7. Building additions. No Building additions.
 8. Building height and roof pitch. No change to height or roof pitch.
 9. Roof materials. The original roof will be replaced consistent with the original design. Roof assembly will be confirmed prior to construction.
 10. Existing exterior walls and siding. Existing exterior walls and siding will be protected and maintained during construction.
 11. New exterior walls and siding. Existing siding will be maintained or repaired unless deemed unusable. Any new materials will follow similar design, color, texture and other visual features.
 12. Gutters and downspouts. Existing gutters and downspouts will be protected and maintained during construction. Required replacements will following existing design, color, texture and other visual features.
 13. New windows. See detailed window elevations in attached drawings.
 14. Storm windows. Not within scope of proposal, unless existing conditions require repair or additional work.
 15. Window replacement. Not within scope of proposal, unless existing conditions require repair or additional work.
 16. Doors. Not within scope of proposal, unless existing conditions require repair or additional work.
 17. Porches. Not within scope of proposal.
 18. Decks. Not within scope off proposal.
 19. Foundations. Not within scope of proposal, unless structural engineer or existing conditions require repair or additional work.
 20. Lighting. No additional exterior lighting within scope. Repairs or replacement as required.
- B. Not applicable to this proposal

25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

A. Standards for alterations and additions

1. Compatibility with nearby context. The scale and mass of the existing building will remain. New window placement will follow existing patterns and ornamentation.
 2. Not in period buildings. The existing building is outside of period buildings but compiles with applicable standards.
 3. Not in period noncompatible buildings. Not applicable to this proposal.
- B. Not applicable to this proposal

C. Willamette Historic District General Design Standards. The existing building is not residential or historically residential property. Standard do not apply.

25.080 MODIFICATIONS TO DESIGN STANDARDS

Not applicable to this proposal as not modifications are outside design standards.

25.090 DESIGNATION OF A HISTORIC RESOURCE

Not applicable to this proposal as building is not of specific age.

25.100 REMOVAL OF HISTORIC RESOURCE DESIGNATION

Not applicable to this proposal as building is not historic resource

25.110 RELOCATION OF A HISTORIC RESOURCE

Not applicable to this proposal.

25.120 DEMOLITION OF A HISTORIC RESOURCE

Not applicable to this proposal.

25.130 DEMOLITION BY NEGLECT

Not applicable to this proposal.

25.140 HISTORIC RESOURCE MAP

Map shows property within Willamette Historic District and Willamette Falls Drive Commercial Design District.

Chapter 58 – WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT

58.010 PURPOSE

This proposal directly addresses the rehabilitation of the Willamette Commercial District by using the vacant upper floor of this building. With three bedrooms per unit, the hope is to attract a young professional couple with some space to expand their family. These units will activate this building during non-business hours and add to the adjacent business for the surrounding neighborhood. This existing building was built in 1999 and is outside the historic period of this district but complements its surrounding environment with a similar scale and proportion of the existing façade.

58.020 IMPLEMENTATION

The existing building follows the architectural standard of the 1880 to 1915 period.

58.030 APPLICABILITY

The provisions of the chapter apply to this proposal as the property is located on Willamette Falls Drive and 13th.

58.040 EXEMPTIONS

Not applicable to this proposal.

58.050 PERMITTED USES

All uses are permitted. See Section 19.030 and 19.050 above.

58.070 APPLICATION AND SUBMITTAL REQUIREMENTS

Pre-application conference occurred on February 17th, 2022 with the appropriate fees. This written narrative and attached drawings are to be submitted in application.

58.080 FEES

Appropriate fees will be paid consistent with the Director or Historic Review Board requirements.

58.090 STANDARDS

A. Design Standards have been followed as addressed below.

B. No neo or simplified designs were used to address the standards in this chapter.

C. Standards for new construction and remodels.

1. **Dimensional Standards.** No alterations to existing setbacks.
2. **Minimum landscaping required.** Landscaping is not required for this district. No alteration to existing parking areas requiring landscaping.
3. **Building height limitations.** No alterations to existing building height.
4. **External ground level or first story minimum height.** No alterations are to be made to the ground level or first story height.
5. **Roof form.** The restoration of the roof will match existing, and form will be hidden by existing parapet.
6. **Building form, scale and depth.** No alterations to existing conditions of building form, scale and depth.
7. **Spacing and rhythm.** The existing spacing and rhythm of exterior elements will be maintained after the addition of the new windows.
8. **Facades.** Existing façade follows "western false front" style and will be protected and maintained during and after construction.
9. **Cornice.** Existing cornice will be protected and maintained during and after construction
10. **Building materials and orientation.** Exterior wood siding will be protected and maintained during construction. Any necessary areas will be replaced due to window additions or required repairs.
11. **Awnings.** Not applicable to this proposal.
12. **Extruded Roofs.** Existing Extruded Roof will be protected and maintained during and after construction.
13. **Doors and Entryways.** The existing upper-level entry door at the top of the stairs will be demolished to enlarge the landing. All other existing exterior doors and entryways will be protected and maintained during and after construction.
14. **Gazing.** Gazing will be replaced if required by energy code and follow the required class glass only.
15. **Display or pedestrian level windows.** Existing main level windows will be protected and maintained during and after construction.
16. **Second floor and other windows.** Existing windows will be protected and maintained during construction. See enlarged window elevations for new window additions.
17. **Wainscotting.** Not applicable to this proposal.
18. **Shutters.** Not applicable to this proposal.

19. **Balconies.** Not applicable to this proposal.
20. **Exterior stairs.** Existing exterior stairs to remain.
21. **Roof mounted mechanical equipment.** All roof mounted equipment will be screened by the existing parapet.
22. **Air conditioning.** Not applicable to this proposal.
23. **Exterior lighting fixtures.** Existing lighting will be maintained, and appropriate fixtures will be used if required to replace existing.
24. **Transoms.** Existing first level transoms windows will be protected and maintained.
25. **Planters.** Not applicable to this proposal.
26. **Paint colors.** Exterior paint to match existing will be provided only in areas where required after the addition of the proposed windows.
27. **Ornamental or advertising flags, pennants or banners.** Not applicable to this proposal.
28. **New materials.** All new materials will match existing conditions or follow the design standards addressed above.

58.100 VARIANCE PROCEDURES

All design standards have been appropriately applied and no alternatives have been used.

58.110 EXPIRATION OR EXTENSION OF APPROVAL

Substantial construction will occur within three years of approval.

SECTION THREE: ADDITIONAL DOCUMENTATION

DR-1: SITE PLAN

DR-2: EXISTING PLAN

DR-3: PROPOSED PLAN

DR-4: ELEVATIONS

DR-5: ELEVATIONS

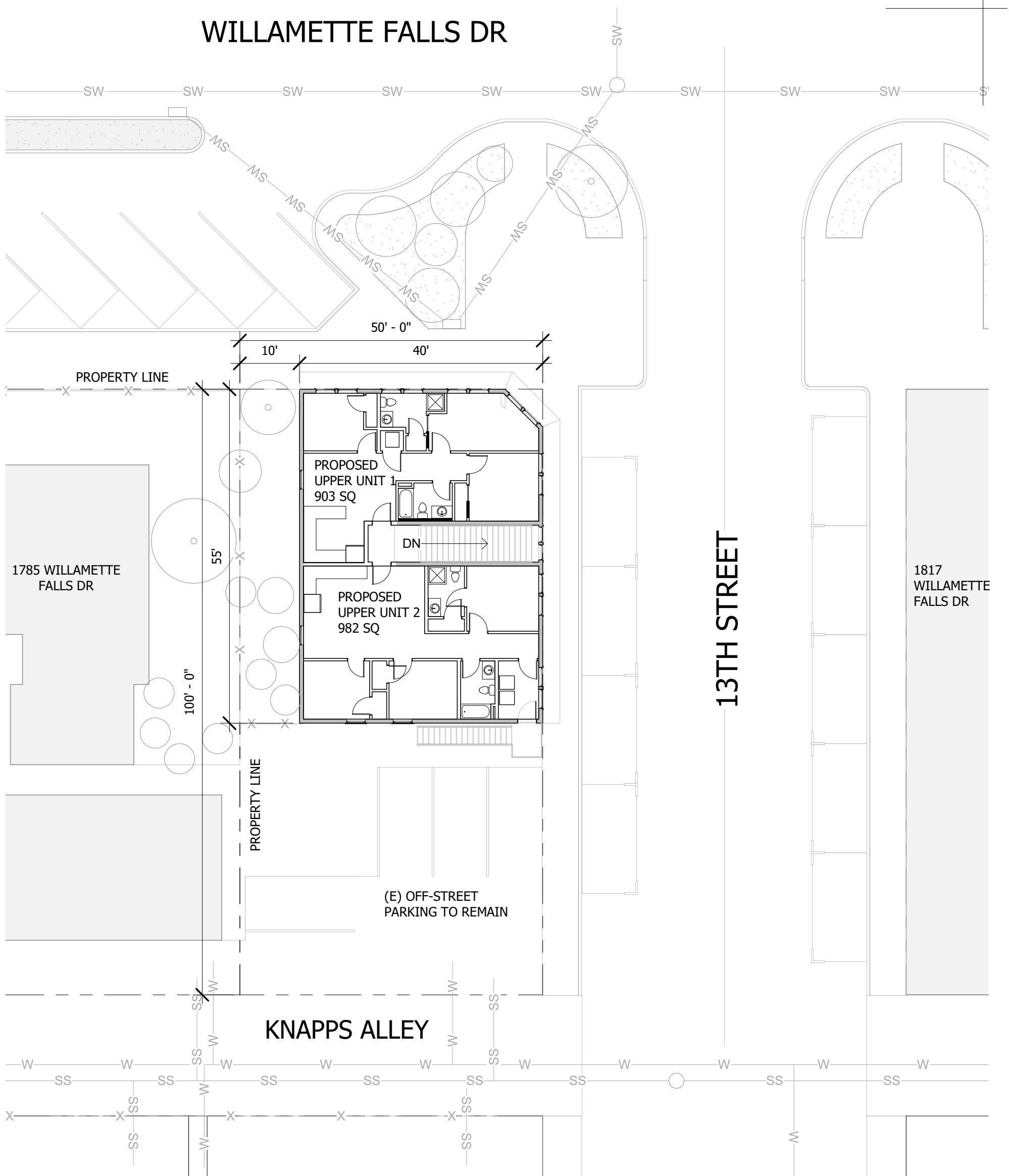
DR-6: PROPOSED WINDOWS ELEVATIONS

DR-7: CURRENT PHOTOGRAPHS

DR-8: CURRENT PHOTOGRAPHS

COMPLETE DEVELOPMENT REVIEW APPLICATION

WILLAMETTE FALLS DR



1 SITE PLAN - UPPER LEVEL PROPOSED
1/16" = 1'-0"

Site Address: 1795 Willamette Falls Drive.
West Linn, OR 97068

Lot No.: 31E02BA02301

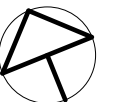
Lot Size: 0.11 acres (5,000 sq ft)

Neighborhood: Willamette Neighborhood Association

Comp. Plan: Commercial

Zoning: General Commercial (GC)

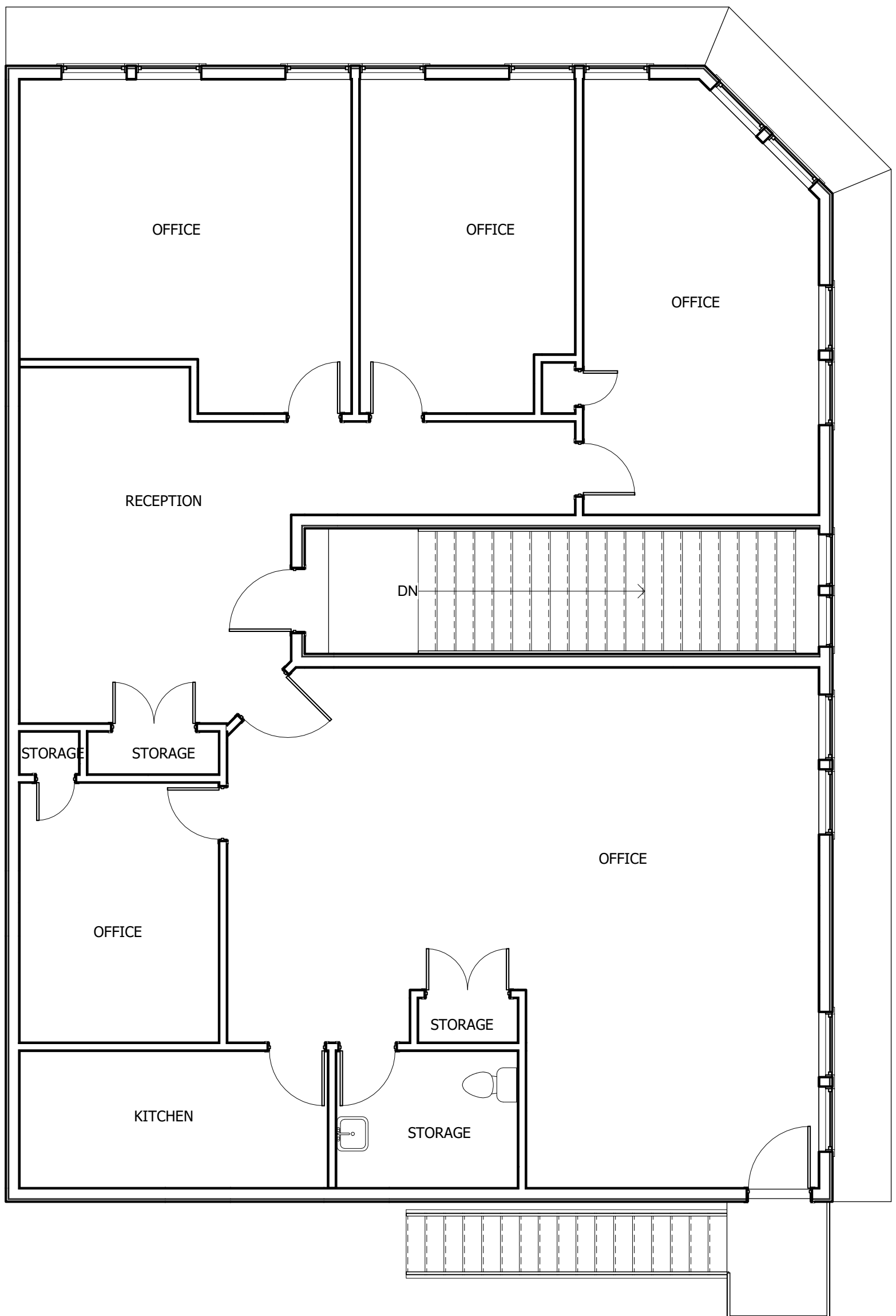
Overlays: Willamette Falls Drive Commercial Design District
Willamette Historic District (Local Designation)
Historic Design Review required



DR-1
2133
03.15.2022

SITE PLAN
WEST LINN LOFTS
1795 WILLAMETTE FALLS DR
WEST LINN, OR 97068

MATHEW STOCKSTILL
ARCHITECT LLC
519 SW PARK AVE
UNIT 405
PORTLAND, OR 97205

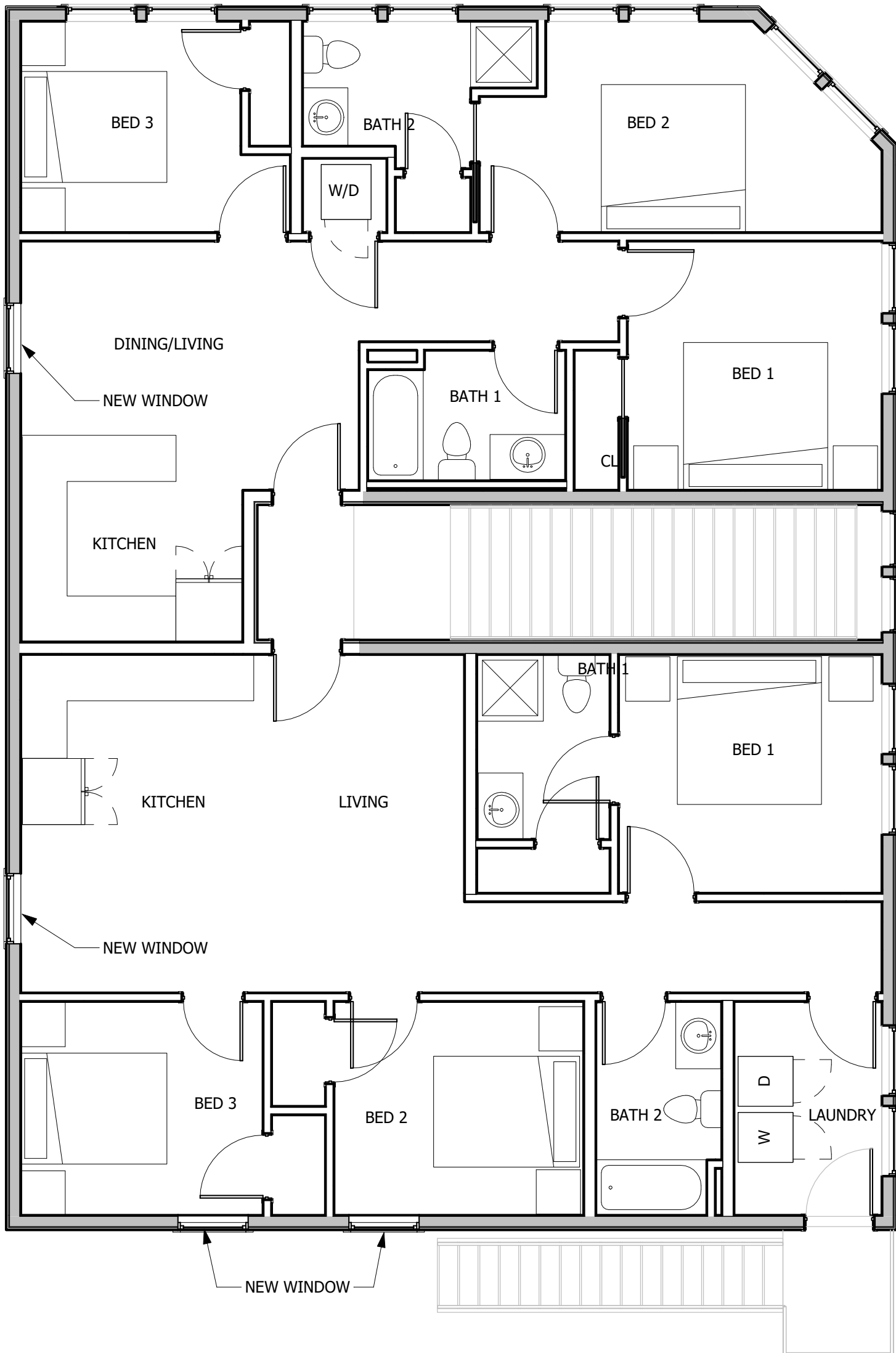


① EXISTING LOFT FLOOR PLAN
 3/16" = 1'-0"

DR-2
 2133
 03.15.2022

EXISTING PLAN
 WEST LINN LOFTS
 1795 WILLAMETTE FALLS DR
 WEST LINN, OR 97068

**MATHEW STOCKSTILL
 ARCHITECT LLC**
 519 SW PARK AVE
 UNIT 405
 PORTLAND, OR 97205

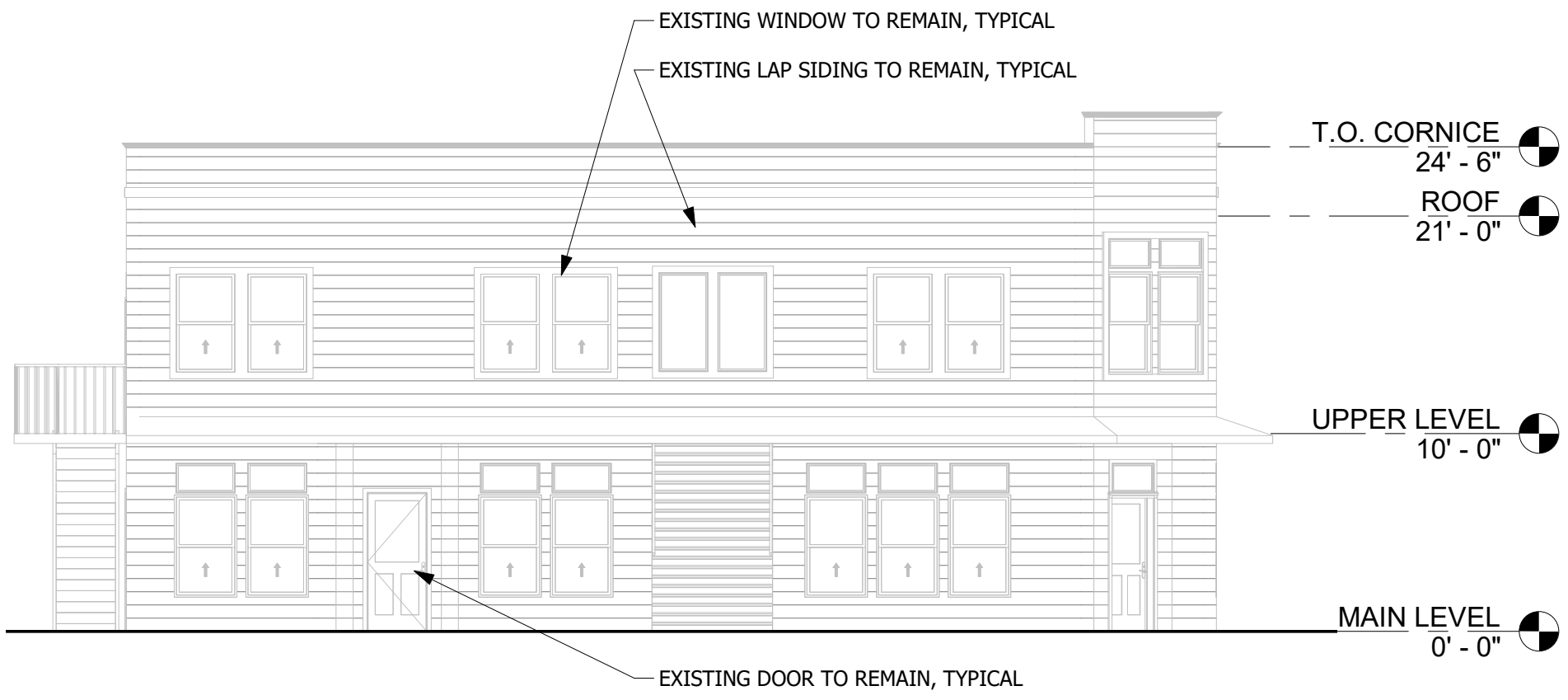


1 PROPOSED LOFT FLOOR PLAN
 3/16" = 1'-0"

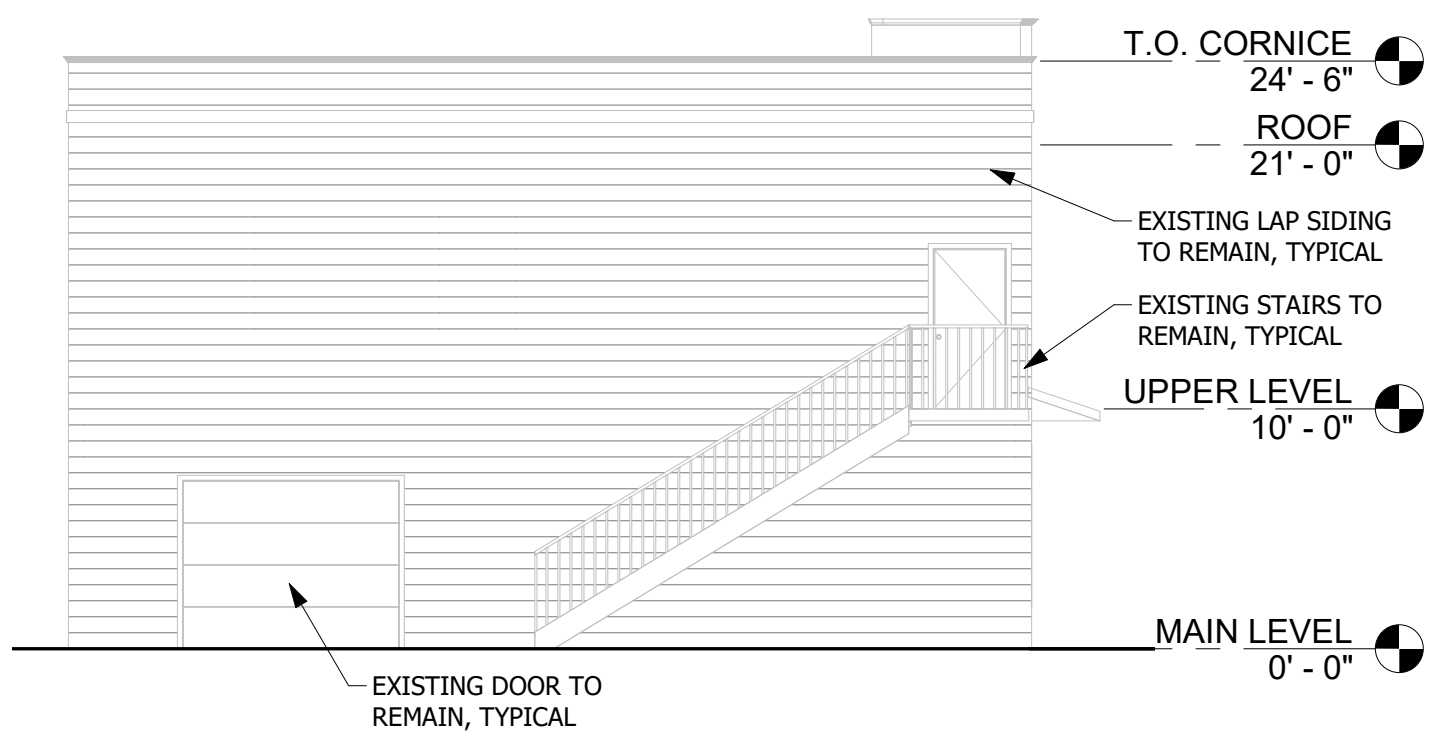
DR-3
 2133
 03.15.2022

PROPOSED PLAN
 WEST LINN LOFTS
 1795 WILLAMETTE FALLS DR
 WEST LINN, OR 97068

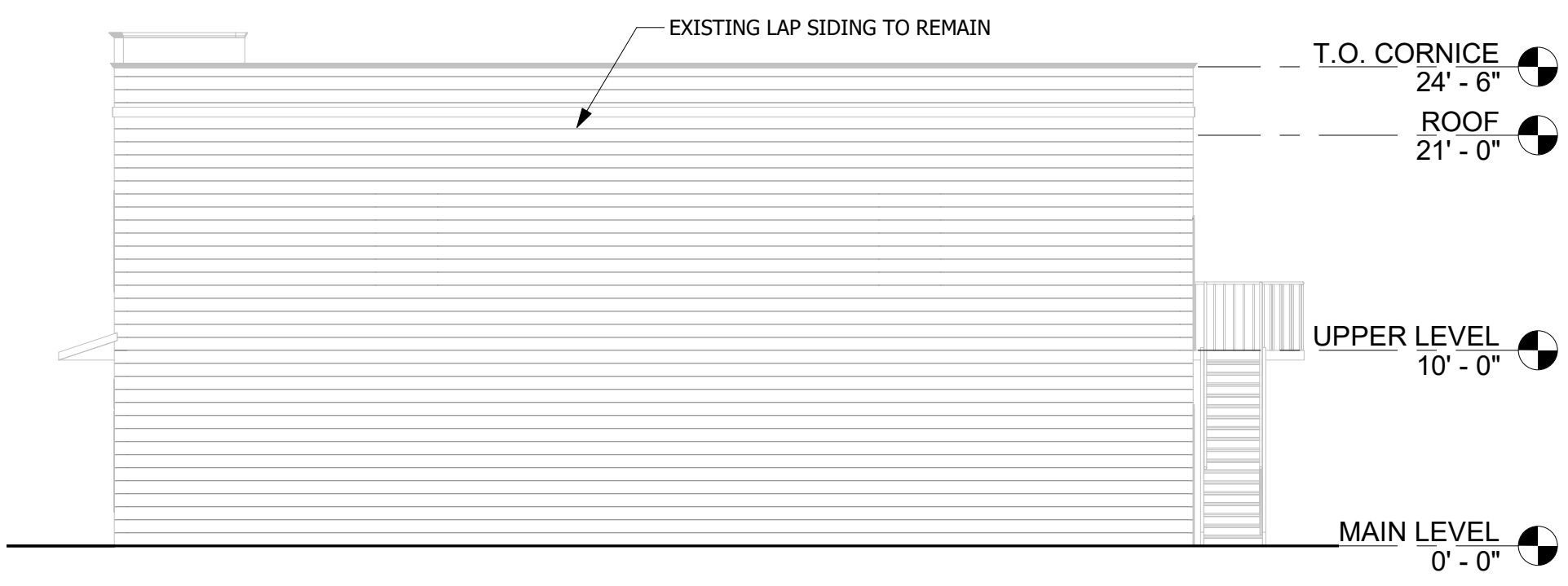
MATHEW STOCKSTILL
ARCHITECT LLC
 519 SW PARK AVE
 UNIT 405
 PORTLAND, OR 97205



1 EXISTING ELEVATION - EAST
1/8" = 1'-0"



2 EXISTING ELEVATION - SOUTH
1/8" = 1'-0"

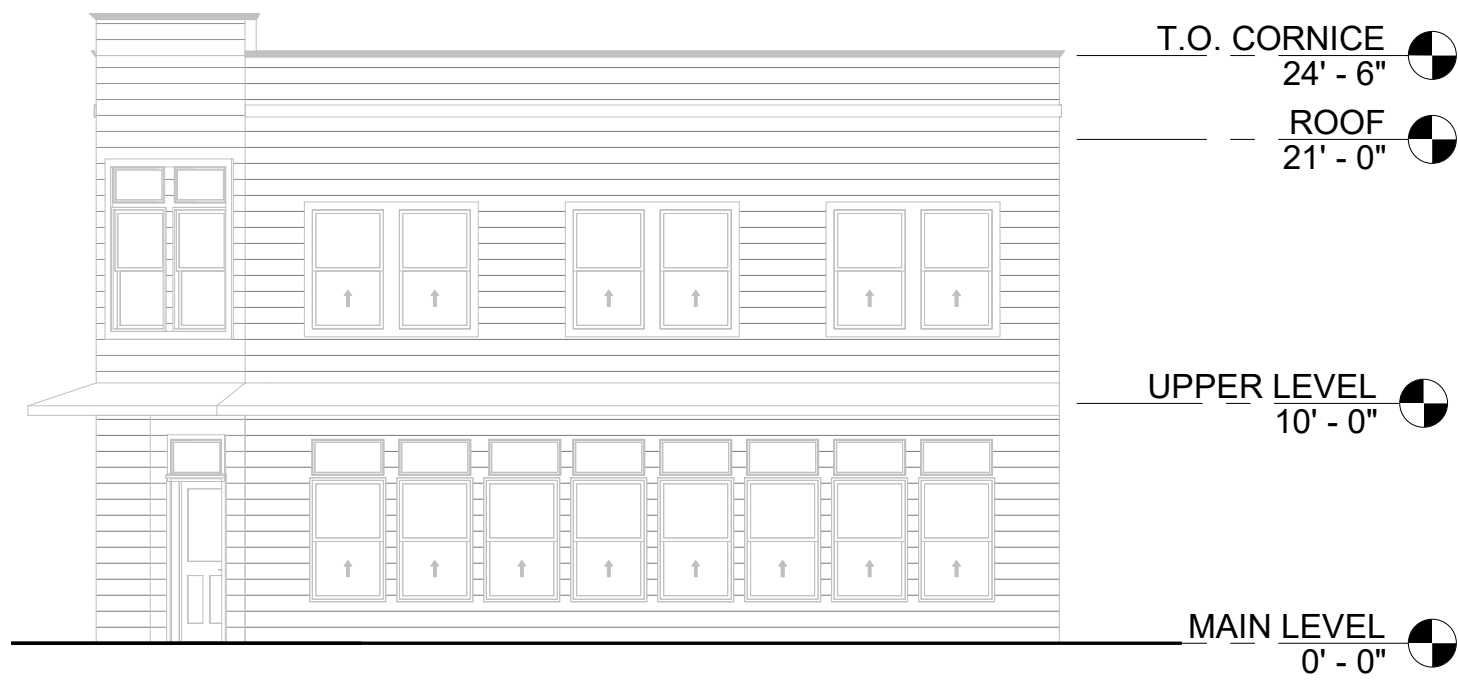


3 EXISTING ELEVATION - WEST
1/8" = 1'-0"

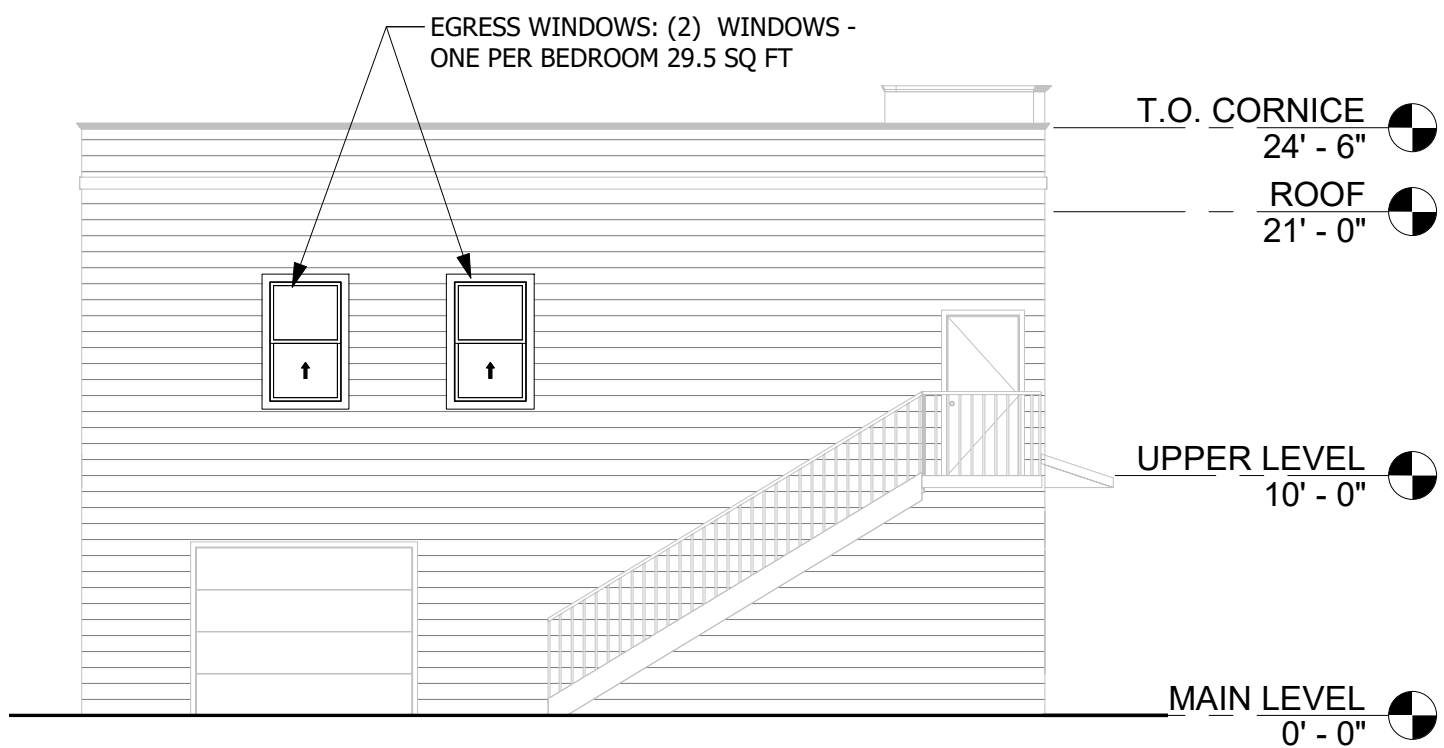
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03.15.2022

EXISTING ELEVATIONS
WEST LINN LOFTS
1795 WILLAMETTE FALLS DR
WEST LINN, OR 97068

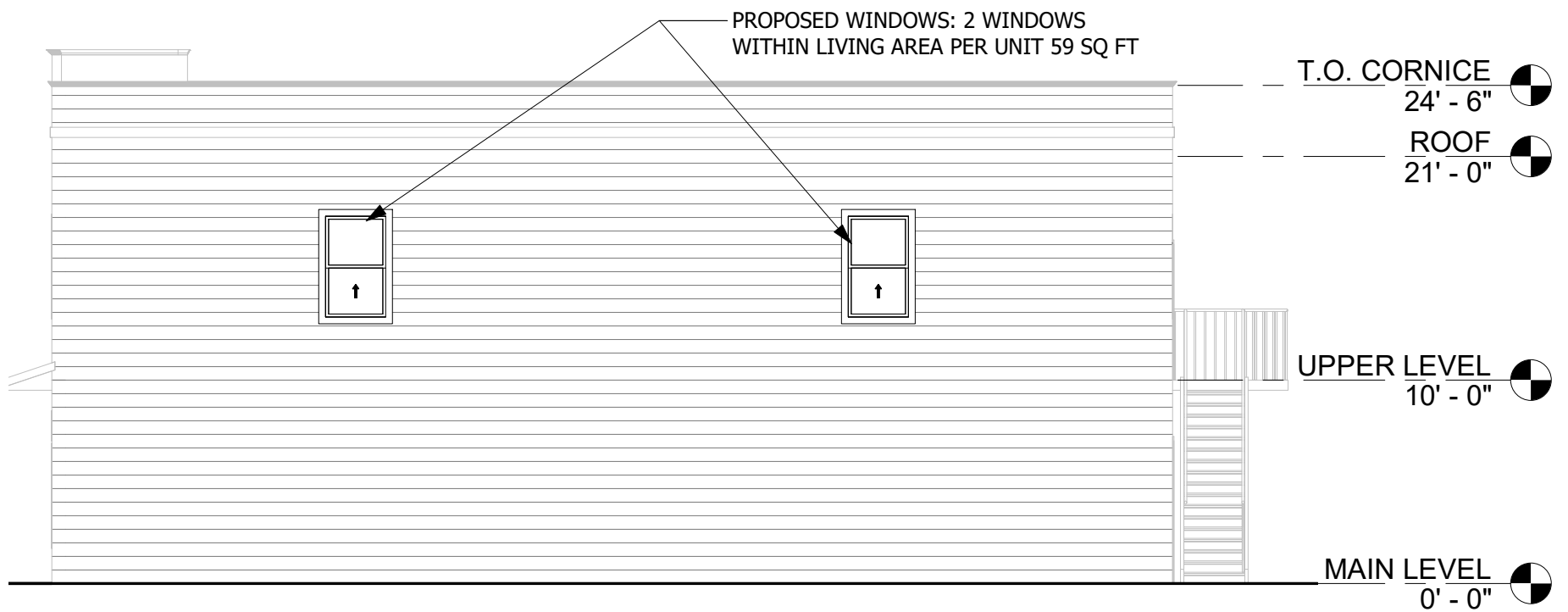
MATHEW STOCKSTILL
ARCHITECT LLC
519 SW PARK AVE
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PORTLAND, OR 97205



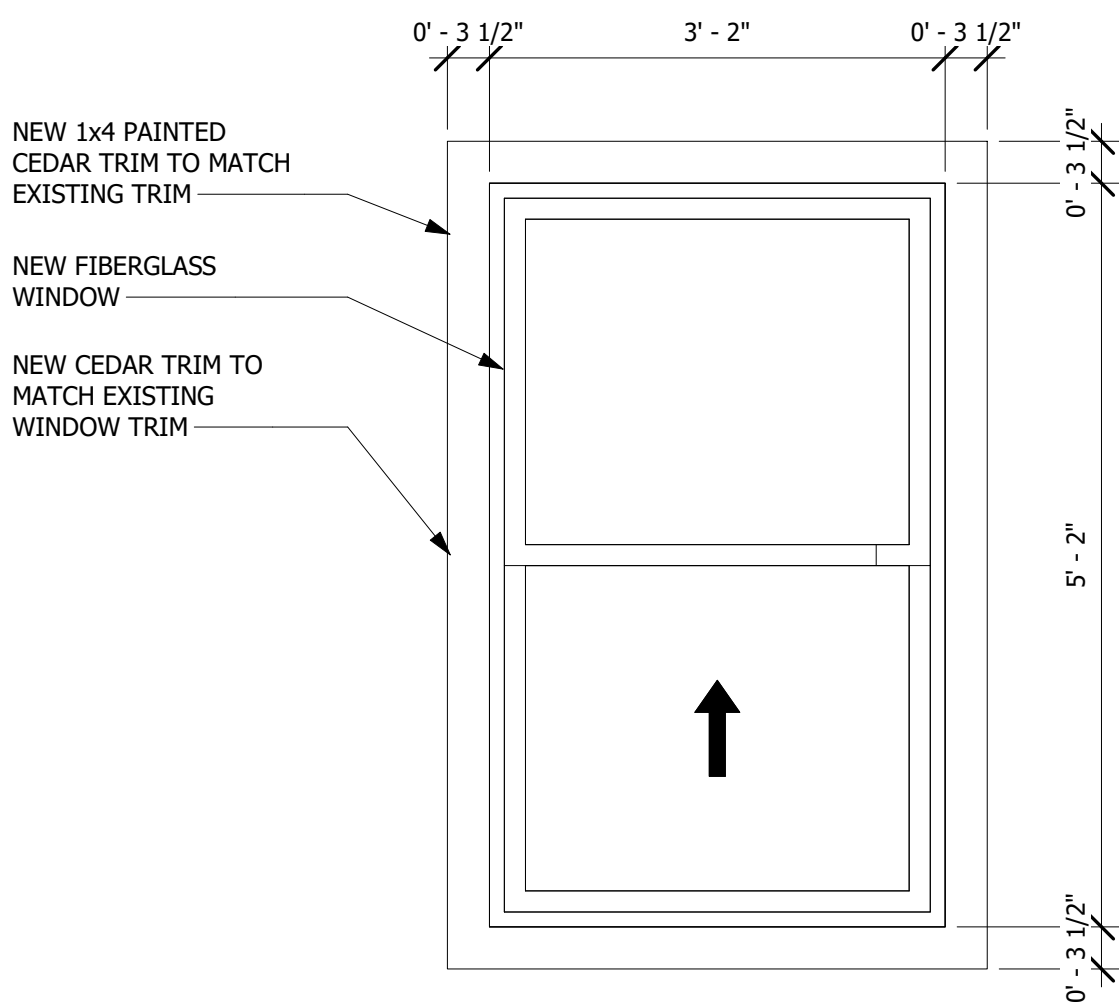
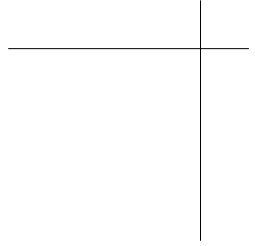
① EXISTING ELEVATION - NORTH
1/8" = 1'-0"



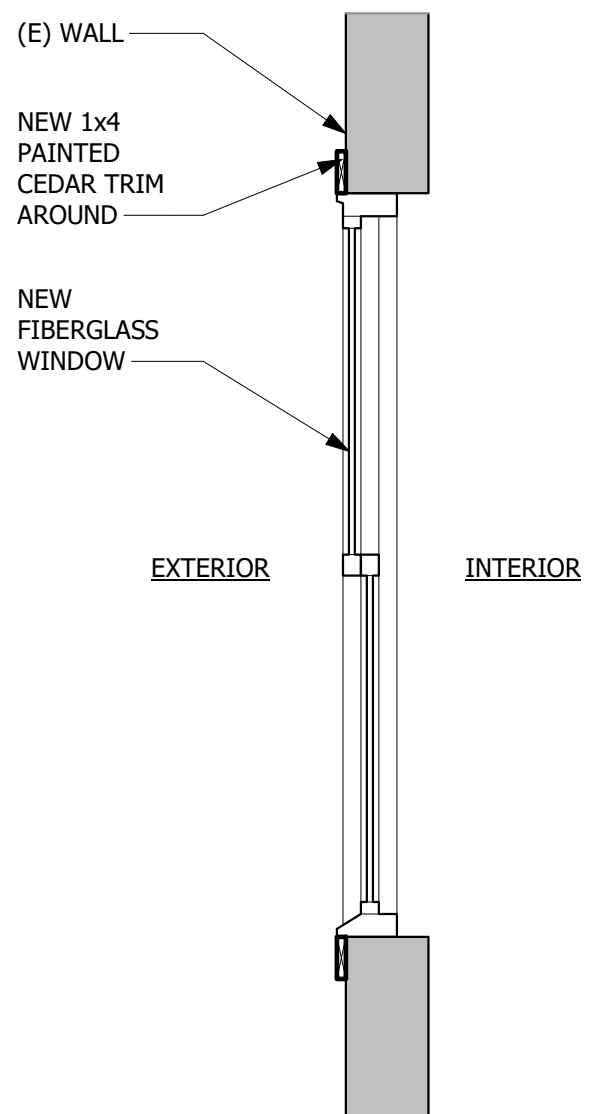
② PROPOSED ELEVATION - SOUTH
1/8" = 1'-0"



③ PROPOSED ELEVATION - WEST
1/8" = 1'-0"



**EXTERIOR
ELEVATION**



SECTION

WINDOW LEGEND

3/4" = 1'-0"

DR-6
2133
03.15.2022

PROPOSED WINDOWS
WEST LINN LOFTS
1795 WILLAMETTE FALLS DR
WEST LINN, OR 97068

**MATHEW STOCKSTILL
ARCHITECT LLC**
519 SW PARK AVE
UNIT 405
PORTLAND, OR 97205



NORTH FACADE ALONG WILLAMETTE FALLS DRIVE



EAST FACADE ALONG 13TH STREET



SOUTH FACADE BEHIND BUILDING

DR-7
2133
03.15.2022

CURRENT PHOTOGRAPHS
WEST LINN LOFTS
1795 WILLAMETTE FALLS DR
WEST LINN, OR 97068

MATHEW STOCKSTILL
ARCHITECT LLC
519 SW PARK AVE
UNIT 405
PORTLAND, OR 97205



WEST FACADE



EXISTING CENTER STAIRWELL DOOR TO BE REMOVED

DR-8
2133
03.15.2022

CURRENT PHOTOGRAPHS
WEST LINN LOFTS
1795 WILLAMETTE FALLS DR
WEST LINN, OR 97068

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