

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT	Floyd	PROJECT No(s).	DR-22-06
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:**

1797 5th Ave, West Linn

**Assessor's Map No.:**

**Tax Lot(s):**

**Total Land Area:**

**Brief Description of Proposal:**

please see attached: proposal for window replacement

**Applicant Name:** Diane Andrikopoulos  
(please print)

**Phone:** 503-260-5691

**Address:** 1797 5th Ave

**Email:**

**City State Zip:** West Linn, OR 97068

diane.andrikopoulos@gmail.com

**Owner Name (required):**  
(please print)

**Phone:**

**Address:** Same as above

**Email:**

**City State Zip:**

**Consultant Name:**  
(please print)

**Phone:**

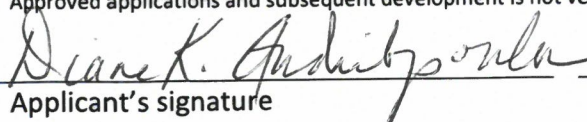
**Address:** ∅

**Email:**

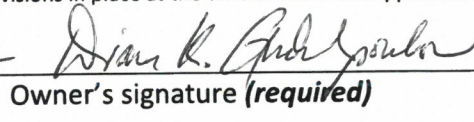
**City State Zip:**

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 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
 

 7/18/22  
 Date
 

  
 Owner's signature (required)
 

 7/11/22  
 Date

**Brief description of proposal for window replacement:  
1797 5th Avenue**

My house sits in the historic district and was built in 1900. I am proposing to replace 7 double hung windows that are original to the construction in 1900. In these windows none of the ropes and pulleys remain. Weights are gone. Windows don't seal tightly. In two of the windows the wood is deteriorated. No frames will change. I propose only to replace wood sashes and glass.

In addition, I want to replace the glass in 4 windows that were installed in 1982 - no sashes or frames changed, just the glass because it has clouded over the years.

The picture window on the north side of the house, facing 5th Avenue, is now a double hung, but I have been told that the dimensions are too large to meet the present requirements for making a new double hung here, so we propose that the same size window be installed to appear as a double hung by adding a cross piece of wood at the center of the window, both inside and out. See page 1 of Jeld-Wen proposal.

In order to retain the original intent of architectural detail and construction, I have chosen wood sashes made by Jeld-Wen for the 6 windows that require new sashes. Again, no frames will be changed. And the windows will have insulated glass that will provide improved energy efficiency. Upon completion, original historic appearance of these windows will remain the same as they look now from the exterior.

The one window to be replaced in the basement is not visible from the street as it sits back in a deep window well. It has been advised that this window be vinyl because of where it sits below ground level.

This window is presently an aluminum window - bent badly, opens and closes poorly.

Note:

Included here are

- photos of house, and the windows to be replaced
- the proposal from Architectural Windows and Doors with info about each window, and glass to be used
- section details of the Jeld-Wen windows. These include the frames, but again, I will be purchasing and replacing only sashes and glass, no exterior frames will change.

ARCHITECTURAL Windows & Doors  
 7020 Mississippi Drive  
 Vancouver, WA 98664

QUOTE BY : Jim Sharp  
 SOLD TO : Diane Andrikopoulos  
 1797 Fifth Ave  
 West Linn OR 97068  
 Cell# : (503) 260-5691  
 PO# :  
 Ship Via : Ground

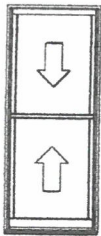
QUOTE # : JW220601239 - Version 0  
 SHIP TO : Diane Andrikopoulos  
 1797 Fifth Ave  
 West Linn OR 97068  
 Cell# : (503) 260-5691  
 PROJECT NAME : Wood Windows  
 REFERENCE :

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.2

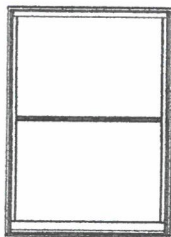
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 1	Piano	Custom Wood Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 28 X 69 1/2 Primed Sash, Primed Interior, 10 Deg Sill, Beige Jambliner, Chestnut Bronze Hardware, Cam Lock(s), With Finger Lifts, Insulated SunResist Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, IGThick=0.756(1/8 / 1/8), U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-736-06302-00001 PEV 2022.2.0.3860/PDV 6.725 (06/13/22)PW	\$910.83	1	\$910.83
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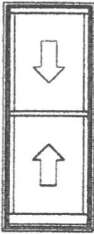
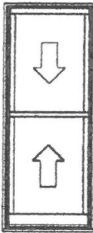



Viewed from Exterior. Scale: 1/2" =1'

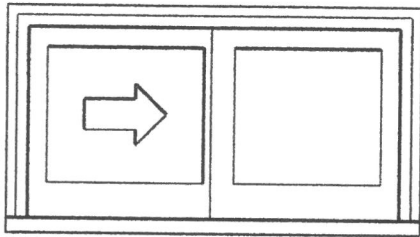
Line 2	Living Room Sash Size : 50 X 69 1/2	Frame Size : 51 15/16 X 72 3/8 Custom Double Hung Product, Sash Back (Picture) Wood Fixed Auralast Pine, Sash Only, Sash Size = 50 X 69 1/2 , Primed Sash, Primed Interior, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 1 3/8" Contemporary SDL w/Perm Wood Contemporary Int BAR, Light Bronze Shadow Bar, Colonial 1 Wide 2 High IGThick=0.756(1/8 / 1/8),Unit for this replacement built post-June 2006. CPD: JEL-N-673-06749-00001 PEV 2022.2.0.3860/PDV 6.725 (06/13/22)PW	\$1,157.03	1	\$1,157.03
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Viewed from Exterior. Scale: 1/2" =1'


LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 3	Guest Room	Custom Wood Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 24 X 61 1/2 Primed Sash, Natural Interior, 10 Deg Sill, Beige Jambliner, Chestnut Bronze Hardware, Cam Lock(s), With Finger Lifts, Insulated SunResist Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, IGThick=0.756(1/8 / 1/8), U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-736-06302-00001 PEV 2022.2.0.3860/PDV 6.725 (06/13/22)PW			
					
	Viewed from Exterior. Scale: 1/2" =1'				
			\$759.66	2	\$1,519.32
Line 4	Storage Rm & Master Bedroom	Custom Wood Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 24 X 61 1/2 Primed Sash, Primed Interior, 10 Deg Sill, Beige Jambliner, Chestnut Bronze Hardware, Cam Lock(s), With Finger Lifts, Insulated SunResist Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, IGThick=0.756(1/8 / 1/8), U-Factor: 0.29, SHGC: 0.20, VLT: 0.48, CPD: JEL-N-736-06302-00001 PEV 2022.2.0.3860/PDV 6.725 (06/13/22)PW			
					
	Viewed from Exterior.				
			\$805.33	4	\$3,221.32
Line 5		Window Installation			
			\$250.00	8	\$2,000.00
Line 6	Bay Window - Replacement Glass Rough Opening : 23 1/8 X 35 1/8	Frame Size: 22 5/8 x 34 5/8 Actual Glass Size 20 -IN x 32 -IN, Builders Vinyl Fixed Window Glass Only, , Nail Fin (1 1/4" setback), SunStable Clear , 0.6875" OA , Without Glazing Bead US National-AAMA PG20, DP+20/-20, PEV 2022.2.0.3980/PDV 6.767 (06/08/22)WO			
					
	Viewed from Exterior.				
			\$112.00	4	\$448.00

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 7		Front Door - Replacement Glass 1/8" X 23 3/8" X 28 1/8" Single Pane Tempered			
			\$108.00	1	\$108.00
Line 8		Insulated Glass Units - Installation			
			\$200.00	5	\$1,000.00
Line 9	Rough Opening : 29 1/2 X 16 1/2	Frame Size: 29 x 16 Builders Vinyl Sliding Window 2 Panel Flush Fin, White Ext/White Int , XO (LH) Vent Width = 14 3/4 , SunStable Clear Standard Screen with Fiberglass Mesh, White Int Hardware, Cam Lock(s), 1 Lock, *Does Not Meet Egress* , , Clear Opening 11.1w, 13.1h, 1sf, US National-AAMA PG20, DP+20/-20, U-Factor: 0.33, SHGC: 0.31, VT: 0.59, CR: 52.00, ER: 16.00, CPD: JEL-A-176-08956-00001 PEV 2022.2.0.3980/PDV 6.767 (06/08/22)WO			
			\$236.88	1	\$236.88
Line 10		Window Installation			
			\$200.00	1	\$200.00
Line 11		1/16" X 4 X 8 Plywood			
			\$40.00	1	\$40.00
			<b>Total:</b>		<b>\$10,841.38</b>



Viewed from Exterior. Scale: 1/2" =1'

**Total Units: 29**

 **AuraLast** Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

**From:** Diane Andrikopoulos <diane.andrikopoulos@gmail.com>  
**Sent:** Monday, July 11, 2022 10:38 AM  
**To:** Floyd, John  
**Subject:** Window Replacement Application -Andrikopoulos  
**Attachments:** JW220601239 - Version 0.pdf; window replacements July 2022.pages

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Hello, John,

Please find here my proposal for the window replacement, the photos of the home, and Jeld\_Wen proposals. I will submit paper copy of the actual application.

Thanks!  
Diane

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Facing 5th Ave - large picture window"double hung" and upstairs pair to be replaced  
close-up of large double hung





Front view facing 5th Ave



Side view to the east facing 13th Street - **glass only** in the 2 double hung windows on the sides of the bay to be replaced  
The upstairs double hung windows will be replaced



View of the window well where the vinyl window will go

**From:** [Wyss, Darren](#)  
**To:** [Floyd, John](#)  
**Cc:** [Schroder, Lynn](#); [Williams, John](#)  
**Subject:** Waiving Pre-Application Conference Requirement  
**Date:** Monday, July 11, 2022 4:33:38 PM

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Greetings,

Under the authority prescribed by Community Development Code Chapter 99.030.B(4), I have waived the need for a pre-application conference for a proposal to replace windows in the home located at 1797 5<sup>th</sup> Avenue within the Willamette Historic District. It was determined the applicant's prior consultations with staff, the fact only windows (no trim or siding) are proposed to be replaced, the fact that the Historic Review Board is the decision-making authority for this application, and the public hearing format will afford an opportunity for the community to provide comment, made the pre-application conference unwarranted. The Planning File number for this Class II Historic Design Review is DR-22-06. This email meets the requirement of written notification to the Planning Commission and applicable neighborhood association (Willamette NA) as outlined in Community Development Code Chapter 99.030.B(4). Please let me know if you have any questions. Thanks.

**Darren Wyss**

*Planning Manager*

Planning

[#6064](#)



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