



CITY OF
West Linn

**STAFF REPORT
FOR THE HISTORIC REVIEW BOARD**

FILE NUMBER: DR-22-06

HEARING DATE: August 16, 2022

REQUEST: Class II Historic Design Review to replace nine (9) existing windows on a single-family home within the Willamette Historic District.

APPROVAL CRITERIA: Community Development Code Chapters 25 and 99

STAFF REPORT PREPARED BY: John Floyd, Associate Planner

Planning Manager's Initials DSW

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GENERAL INFORMATION

APPLICANT/ OWNER:

Diane Andrikopoulos
1797 5th Ave
West Linn, OR 97068

SITE LOCATION:

1797 5th Ave

LEGAL DESCRIPTION:

Willamette Falls Tract, Block 15, Lots 1 and 2
Clackamas County Assessor's Map 31E02BD00800

SITE SIZE:

10,000 square feet

ZONING:

R-5, Single-Family Residential Detached and Attached/Duplex, with
Historic District Overlay

COMP PLAN DESIGNATION:

Medium Density Residential

APPROVAL CRITERIA:

Community Development Code (CDC) Chapter 25: Overlay Zones – Historic
District; Chapter 99: Procedures for Decision Making: Quasi-Judicial.

120-DAY PERIOD:

This application became complete on July 27, 2022. The 120-day maximum
application processing period ends on November 24, 2022.

PUBLIC NOTICE:

Public notice was mailed to property owners within 300 feet of the subject
property and to all neighborhood associations on July 27, 2022. The property
was posted with a sign on August 3rd, 2022. The notice was posted on the City's
website on July 27, 2022. Therefore, public notice requirements of CDC 99 have
been met.

EXECUTIVE SUMMARY

The applicant has requested approval for the alteration of nine (9) existing windows on three facades of an existing single-family home within the Willamette Historic District. Eight (8) of the proposed replacement windows will receive new wood sashes, custom manufactured by Jeld-Wen, the ninth window would be replaced with a Jeld-Wen vinyl window due to the sub-grade location and relative invisibility of the location. No change to the existing framing or trim is proposed. The project will also involve the replacement of glass within existing doors and windows, which is exempt from review per CDC 25.040(A)(1) and (4).



Replacement of an existing double-hung window serving the living room with a fixed wood window in a double-hung style (First Floor Living Room – north façade), and replacement of two bedroom windows above with new wood sashes (second story, north façade).



Replacement of an existing double-hung window with new wood sashes (Piano Room – west facade).



Replacement of two existing double-hung window sashes with new wood sashes serving an upstairs bedroom (west façade).



Replacement of two existing double-hung window sashes serving an upstairs bedroom (east façade).



Replacement of an existing, sub-grade aluminum sliding window with a vinyl sliding window. This window is not visible from the public right of way due to its placement inside a window well and below the bay window, with additional screening from existing landscaping.

BACKGROUND AND CONTEXT

The subject property is a single-family home located at the southwest corner of 5th Avenue and 13th Street. As shown on the map below, the home is an eligible/contributing structure to both the Willamette Historic District (local) and the National Register Historic District.

The structure is primarily Queen Ann in style with primary construction was completed circa 1900, per the 2006 Willamette and Holly Grove Neighborhoods Context Statement and the Oregon Historic Sites Database. A review of permit records indicates a new foundation was constructed circa 1972 (Building Permit No. 2564), a bay window and second story addition was approved by the Design Review Committee and constructed circa 1983 (Building Permit No. 4920), and a one-story addition approved by the Historic Review Board in 1997 (File No. DR-97-38, Building Permit No. 621-97).



Surrounding Land Uses. The project site contains a single-family residences and is surrounded on all sides by single-family residential land uses.

Public comments. As of the publication of this staff report, staff has not received any comments from the public.

RECOMMENDATION

Staff recommends approval of the application to replace windows and siding on the south side of the addition, subject to the Historic Review Board's approval of the type and design of materials to be used. Subject to approval, the following conditions should be adopted:

1. Site Plan, Elevations, and Narrative. Alterations to the building shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-1.

ADDENDUM
APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS
DR-22-06

CHAPTER 25, HISTORIC RESOURCES

25.020 USE OF THIS CHAPTER

A. Applicability. This chapter shall apply to all properties designated as historic resources as shown on the City's zoning map and properties listed on the National Register. Specific sections apply as noted in subsections B and C of this section.

(...)

Staff Finding 1: The subject property is located in the Local Willamette Historic District Overlay as shown on the City's zoning map and page 7 of this report. Therefore the standards of CDC Chapter 25 are applicable and addressed per the findings of this report. This standard is met.

25.030 PERMITTED USES

Unless otherwise provided for in this chapter, uses permitted by the base zoning district that are in accordance with the CDC are allowed on sites containing historic resources.

Staff Finding 2: The proposal affects a single-family home within the R-5 zoning district, and no change of use is proposed in the application. This standard is met.

25.040 HISTORIC DESIGN REVIEW PROCESSES

Proposed changes to historic resources that are not exempted by subsection A of this section...are subject to subsection B of this section, Class I historic design review, or subsection C of this section, Class II historic design review...The processes for conducting Class I and Class II historic design review are in Chapter 99 CDC.

B. Class I historic design review.

(...)

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

(...)

C. Class II historic design review. All proposed new construction, alterations, and additions, not identified as exempt under subsection A of this section, or subject to Class I historic design review under subsection B of this section, are subject to Class II historic design review and must meet the applicable approval standards.

Staff Finding 3: The sum area of façade alteration is greater than 100 square feet and requires a Class II Historic Design Review, which is scheduled for hearing by the Historic Review Board on August 16, 2022. The process criteria 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 exterior construction and overall structural integrity. The original exterior construction and structural integrity 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, windows and doors including their related functional and decorative features, 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 exterior historic material. Removal or alteration of historic exterior materials and features shall be avoided during the construction of new additions or alterations. Deteriorated materials and architectural features shall be repaired rather than replaced, unless the material is beyond repair. In the event replacement of an existing feature is necessary, new materials shall match those of the original building in terms of composition, design, color, texture, and other visual features.*

Staff Finding 4: The proposal is to modify eight existing wood windows with custom wood window sashes. No change will occur to the window frames, trim, or other architectural features or materials from the period of significance. One sub-grade aluminum window is proposed for replacement. The window appears to be part of a modern foundation alteration that was constructed in 1972 (Building Permit 2564), and does not qualify as a historic feature or material. Moreover it is not readily visible from outside of the property. These standards are met.

- 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, additions, and related new construction shall be differentiated from the original buildings to avoid creating a false sense of history, and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property. Additions and alterations shall be done in accordance with the Secretary of the Interior's Standards for new exterior additions to historic buildings.*
- 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 5: The proposed alterations are functional and will not impact the character or period styling of the building. Eight of the window alterations will affect windows installed at the time of original construction, and are intended to maintain time period consistency and compatible with the remaining historical elements of the home. The sub-grade basement window dating from 1972 is

proposed for replacement with a new vinyl window that will differentiate it from original construction and avoid creating a false sense of history. Compatibility is ensured by its relatively invisible location and need for moisture resistant materials. 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.*
10. *Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding must be with building materials 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.*
12. *Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, half-round 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.*

Staff Finding 6: The application does not include a building addition, nor a change in building height, siding, gutters, roof pitch or roof materials. These standards do not apply.

13. *New windows. New windows shall be located on rear or secondary facades, unless required for a new use. New windows shall match the appearance and size 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 the original historic appearance and material, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. Replacement of existing windows shall meet standards for window replacement.*
14. *Storm windows. Storm windows shall be made of painted wood, a material with a baked enamel finish, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building.*
15. *Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance and material, 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, method of operation and related features, such as shutters.*

Staff Finding 7: As proposed in HRB-1, the applicant wishes to modify eight original wood windows by replacing existing window sashes with custom Jeld-Wen window sashes. The existing windows are wood and the proposed replacement sashes are wood. No changes to the frame, trim, or proportions are proposed. All windows will remain operable in the same manner with the exception of the first floor window on the north façade, whose proportions will remain but the replacement window will be inoperable due to the large dimensions that make it infeasible to replace with an operable window.

The ninth window is a sub-grade basement window that was installed outside the period of significance, approximately 50 years ago. The existing aluminum frame slider will be replaced with a vinyl sliding window. While not consistent with the historic material and appearance, the location obscured as it sits in a lightwell below a bay window.

As proposed, 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. 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:
 - 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 the 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. *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 8: The applicant proposes no changes to doors, porches, decks, foundations, or lighting. 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.*
2. *Not in period buildings.*

(...)

3. *Not in period noncompatible buildings.*

(...)

Staff Finding 9: The proposed window alterations do not alter the existing scale and mass of the existing building, nor do they affect or compromise the privacy of adjacent residents. The building is an eligible/contributing structure. Therefore, these standards are met or do not apply.

B. Standards for new construction. The standards in this section apply only to new construction in a historic district beyond alterations and additions, including new accessory structures. These standards shall apply in addition to any other applicable standards (see the Standards Applicability Matrix in CDC [25.020](#)).

Staff Finding 10: The applicant is not proposing new construction. These standards do not apply.

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 11: The applicant is not proposing changes to setbacks, building orientation, lot configuration, roof pitch, garage access, parking areas, nor building height, shape or size. These criteria do not apply.

EXHIBIT HRB-1 APPLICANT SUBMITTAL

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 type="checkbox"/> Appeal and Review (AP) *
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Easement Vacation
<input type="checkbox"/> Extraterritorial Ext. of Utilities
<input type="checkbox"/> Final Plat or Plan (FP)
<input type="checkbox"/> Flood Management Area
<input type="checkbox"/> Hillside Protection & Erosion Control | <input checked="" type="checkbox"/> Historic Review
<input type="checkbox"/> Legislative Plan or Change
<input type="checkbox"/> Lot Line Adjustment (LLA) */**
<input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Pre-Application Conference (PA) */**
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses *
<input type="checkbox"/> Time Extension *
<input type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<input type="checkbox"/> 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:

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:

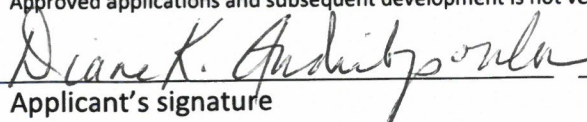
Address: ∅

Email:

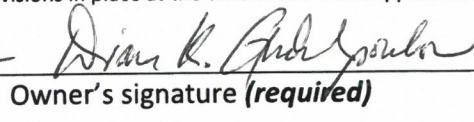
City State Zip:

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

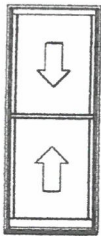
QUOTE # : JW220601239 - Version 0
SHIP TO : Diane Andrikopoulos
1797 Fifth Ave
West Linn OR 97068
Cell# : (503) 260-5691
PROJECT NAME : Wood Windows
REFERENCE :

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.2

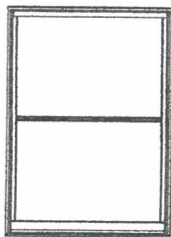
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
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Line 1	Piano	Custom Wood Double Hung, Auralast Pine, Sash Replacement Kit, Sash Opening= 28 X 69 1/2 Primed Sash, Primed Interior, 10 Deg Sill, Beige Jambliner, Chestnut 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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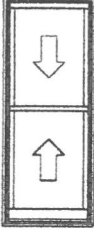
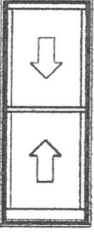



Viewed from Exterior. Scale: 1/2" = 1'

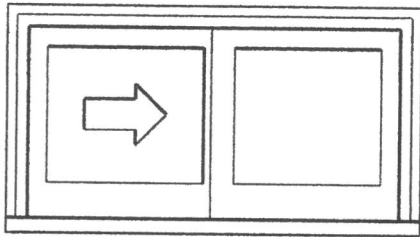
Line 2	Living Room Sash Size : 50 X 69 1/2	Frame Size : 51 15/16 X 72 3/8 Custom Double Hung Product, Sash Back (Picture) Wood Fixed Auralast Pine, Sash Only, Sash Size = 50 X 69 1/2 , Primed Sash, Primed Interior, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Black Spacer, Argon 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
			Total:		\$10,841.38
				Total Units:	29



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

 **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

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

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





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

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 5th 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](#)



Please consider the impact on the environment before printing a paper copy of this email.
This e-mail is subject to the State Retention Schedule and may be made available to the public

EXHIBIT HRB-2 HISTORIC SITE INVENTORY FORM

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	1797 5th Ave West Linn, Clackamas County	historic name:	
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	
		twshp/rng/sect/qtr sect:	3S 1E 2
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	2.0
elig evaluation:	eligible/contributing	total elig resources:	1
prim constr date:	c.1900	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:		siding comments:	
primary siding:	Horizontal Board	architect:	
secondary siding:		builder:	
plan type:	Crosswing		
COMMENTS/NOTES:			
Mildred Martin			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
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	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	03/17/2006	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
Refer to scanned documents links.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
Refer to scanned documents links.			
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:			

EXHIBIT HRB-3 COMPLETENESS LETTER



CITY OF
West Linn

July 27, 2022

Diane Andrikopoulos
1797 5th Ave
West Linn, OR 97068

SUBJECT: Application for alteration of a historic resource at 1797 5th Avenue

Dear Ms. Andrikopoulos,

You submitted an application for a Class II Design Review on July 11th, 2022. The Community Development Department has reviewed the materials and found the application to be **complete**. The city has 120 days to exhaust all local review, that period ends November 24th, 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 20-day public notice will be prepared and mailed for a public hearing before the West Linn Historic Review Board. The anticipated hearing date is August 16, 2022.

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

EXHIBIT HRB-4 AFFADAVIT AND NOTICE PACKET



**AFFIDAVIT OF NOTICE
HISTORIC REVIEW BOARD DECISION**

We, the undersigned, 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-22-06**

Address: 1794 5th Ave

Applicant's Name: **Diane Andrikopoulos**

Scheduled Decision Date: **HRB Decision 9/20/22**

MAILED NOTICE

Notice of Upcoming HRB Hearing was mailed at least 14 days before the decision date, per Section 99.080 of the Community Development Code to:

Diane Andrikopoulos, applicant	7/27/2022	<i>Lynn Schroder</i>
* Todd Iselin, Iselin Architects, applicant representative	7/27/2022	<i>Lynn Schroder</i>
Property owners within 300ft of the site perimeter	7/27/2022	<i>Lynn Schroder</i>
Willamette Neighborhood Association	7/27/2022	<i>Lynn Schroder</i>

*Administrative Error

WEBSITE

Notice was posted on the City's website 14 days before the decision date.

7/27/2022	<i>Lynn Schroder</i>
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SIGN

A sign was posted on the property at least 10 days before the hearing, per Section 99.080 of the CDC.

8/3/2022	<i>John Floyd</i>
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FINAL DECISION

Notice of Final Decision was mailed to the applicant, all parties with standing, and posted on the City's website, per Section 99.040 of the Community Development Code.

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**CITY OF WEST LINN HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-22-06**

The West Linn Historic Review Board will hold a hybrid public hearing on **Tuesday, August 16, 2022 at 6:00 pm** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Class II Historic Design Review to replace existing windows at 1797 5th Avenue.

The Historic Review Board will make its decision based on applicable criteria found in Chapters 25 and 99 of the Community Development Code (CDC). The CDC approval criteria 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/1797-5th-avenue-class-2-historic-design-review>. 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 a reasonable cost. The staff report will be posted on the website and available for inspection at no cost, or copies may be obtained at a reasonable cost, at least ten days before the hearing.

The hearing will be conducted according to CDC Section 99.170 in a hybrid format with some Board members, staff, presenters, and members of the public attending remotely via Webex and others attending in-person at City Hall. The public can watch the meeting online at <https://westlinnoregon.gov/meetings> or on Cable Channel 30.

Anyone wishing to present written testimony for consideration should submit all materials before 12:00 pm on the meeting day to jfloyd@westlinnoregon.gov or mail them to City Hall.

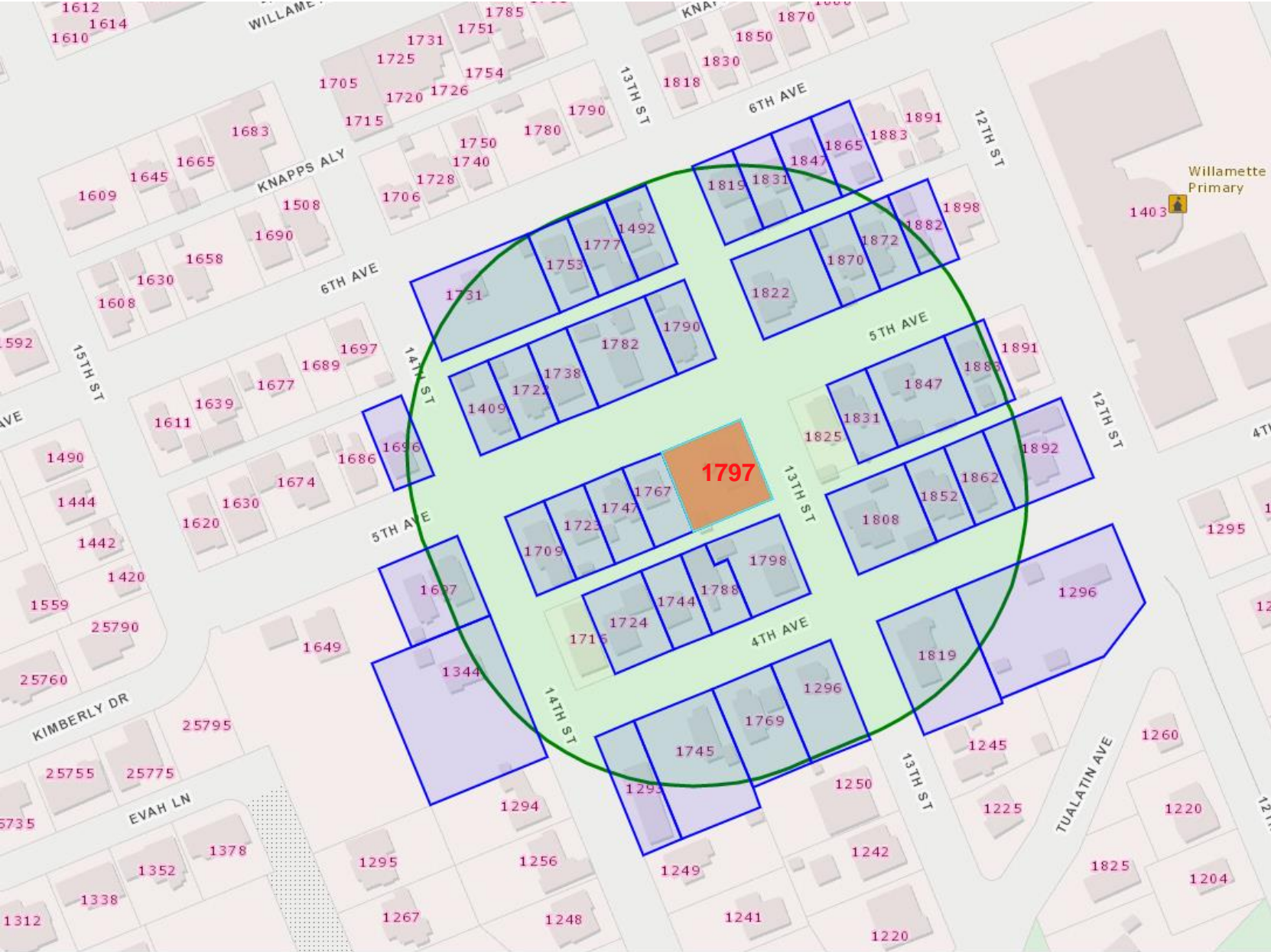
Those who wish to participate remotely should complete the speaker form at <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> **before 4:00 pm on the meeting day** to receive an invitation to join the meeting. Virtual participants can log in through a computer, mobile device, or call-in.

It is important to submit all testimony in response to this notice. All comments submitted for consideration of this application 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 (CDC Section 99.090).

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 final decision notice pursuant to CDC [99.240](#).

For additional information, please contact John Floyd, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6058 or jfloyd@westlinnoregon.gov for additional information.

DR-22-06 - Notified Properties within 300 feet of 1797 5th Avenue





PROJECT # DR-22-06
MAIL: July 27, 2022 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.