



Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656-3535 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT John Floyd	PROJECT NO(S). DR-22-09	PRE-APPLICATION NO. PA-22-29
NON-REFUNDABLE FEE(S) \$100	REFUNDABLE DEPOSIT(S)	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"/> Code Interpretation | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the City website.

Site Location/Address:

Assessor's Map No.:

Tax Lot(s):

Total Land Area:

Brief Description of Proposal:

Applicant Name:

(please print)

Address:

City State Zip:

Phone:

Email:

Owner Name (required):

(please print)

Address:

City State Zip:

Phone:

Email:

Consultant Name:

(please print)

Address:

City State Zip:

Phone:

Email:

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. 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.

Applicant's signature

Date

Owner's signature (**required**)

Date



December 17, 2022
Justin Weeks
503.313.4225
Erin Weeks
503.702.6001
297 S. Settlemier Ave.
Woodburn, OR 97071
CCB# 227894

Narrative for new door, West Linn Historical Society

Kathy Selvaggio
301.653.0750
1611 6th Ave
West Linn, OR 97068

- This is a Rogue Valley door.
- 2'-8" LH.
- 5 1/4" solid hemlock jamb.
- Net height 81 1/2".
- Bronze weatherstripping and threshold.
- Clear tempered glass.
- Heavy duty hinges to match color of the hardware, homeowner will choose hardware.
- Interior casing will be carefully removed and reinstalled after the new door is in. All interior wood work is original to the home. Weeks Woodworking will preserve the appearance of the home by reusing existing trim. All interior trim will get caulked using a Dap brand painters caulking. All nail holes will be filled.
- New 1x cvg fir trim will be added to the exterior to match current detail of the door. Trim will be primed and ready to paint. Trim will be caulked using a TX-1 polyurethane caulking. All nail holes will be filled.
- Door will be properly sealed and flashed.



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CAD Drawing

Quote # SQBSJ001195_1
 Western Pacific Building Materials
 805 NW 1st Ave.
 Portland, OR 97210



Entered By: Tyler Miller T.miller@gowestpac.com

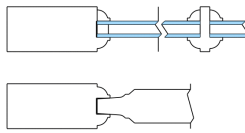
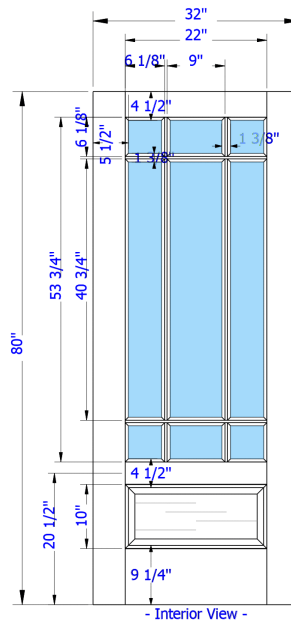
11/1/2022

Door Info

Thickness	1-3/4"
Pattern	4597
Species	DF
Width	2/8
Height	6/8
Stile	5-1/2"
Sticking	Mod Ovolo Sticking
Top Rail	4 1/2"
Bottom Rail	9 1/4"
Glass Type	IG
Panel Type	1-3/8 HRP
Rogue Premium	

Additional Details

Door Model - 4597, Glass Thickness 5/8", Bar Profile 1 3/8" TD, Stile and Rail Dimensions Includes 1/2" Sticking Width, Standard Lead-Time



P-884963-1

All images are interior view

Est Weight: 85

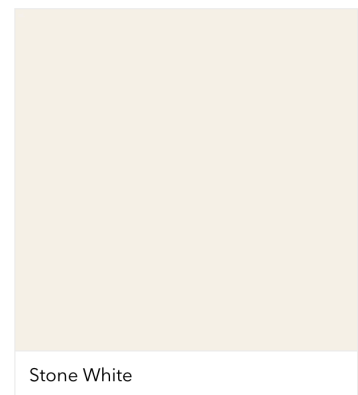


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Narrative for new basement windows, West Linn Historical Society

- Install 1 Mavin Ultimate Casement Window.
 - Stone white aluminum exterior. Bare pine interior.
 - Low-E2 glass with argon.
 - White hardware.
 - West side of home.
 - Window will be installed into existing opening. Cedar trim will be added around the perimeter on the exterior and caulked using a TX-1 polyurethane caulking. Interior will be trimmed using hemlock and caulked using a DAP painters caulking. All nail holes will be filled.
-
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 - Low-E2 glass with argon.
 - White hardware.
 - East side of home.
 - Window will be installed into existing opening. Cedar trim will be added around the perimeter on the exterior and caulked using a TX-1 polyurethane caulking. Interior will be trimmed using hemlock and caulked using a DAP painters caulking. All nail holes will be filled.
 - Color sample, provided to the right, for exterior finish to match egress window.

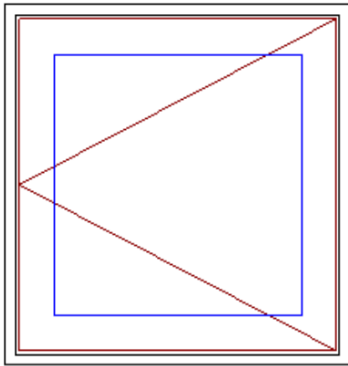




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West Side Window

MARVIN 



As Viewed From The Exterior

FS 20 1/2" X 20 7/8"

IO 20 7/8" X 20 15/16"

Egress Information

Width: 13 25/64" Height: 15 49/64"

Net Clear Opening: 1.47 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.29

Visible Light Transmittance: 0.49

Condensation Resistance: 58

CPD Number: MAR-N-337-01533-00001

ENERGY STAR: NC

Stone White Clad Exterior
 Bare Pine Interior
 Ultimate Casement Narrow Frame - Left Hand
 Frame Size 20 1/2" X 20 7/8"
 Inside Opening 20 7/8" X 20 15/16"
 8 Degree Frame Bevel
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Aluminum Screen
 White Surround
 Bright View Mesh

2 3/16" Jamb

No Installation Method

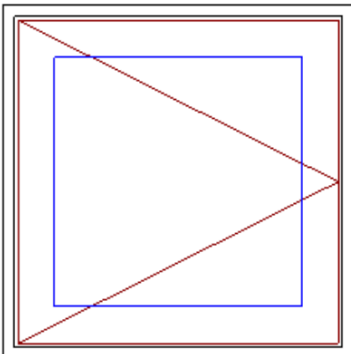
***Note: The overall frame depth will be 1 1/16" larger than the jamb size shown above. For example, a 3 1/4" overall frame depth will have a 2 3/16" jamb.

***Note: Frame Size shown is measured from the exterior of the unit.

***Note: Unit Availability and Price is Subject to Change

East Side Window

MARVIN 



As Viewed From The Exterior

FS 19 13/16" X 19 9/16"

IO 20 3/16" X 19 5/8"

Stone White Clad Exterior
 Bare Pine Interior
 Ultimate Casement Narrow Frame - Right Hand
 Frame Size 19 13/16" X 19 9/16"
 Inside Opening 20 3/16" X 19 5/8"
 8 Degree Frame Bevel
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Aluminum Screen
 White Surround
 Bright View Mesh

2 3/16" Jamb

No Installation Method

***Note: Rotating wash mode hardware not available on UCA, UCANF, UCA PO, and

To: John Floyd, City of West Linn, Planning Department

From: Kathy Selvaggio, resident of West Linn

Date: January 24, 2023

Re: Narrative to accompany application to replace basement windows and back door

As requested in your e-mail dated January 22, I am providing a narrative explanation for the replacement of basement windows and the back door at my residence, located at 1611 6th Ave., West Linn.

1. Basement window replacement

The relevant design standard from City Code 25.060 is cited below.

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.

I want to replace the existing two basement windows because neither of them open, impeding air flow in a living space that includes a kitchen and living room area. In addition, the original windows are single-paned, and the replacement windows will be double paned, offering greater insulation and energy efficiency for the living space.

The replacement windows will be made of aluminum clad, not wood, primarily because of the prohibitive cost to get a window that small size in wood. The window company cannot provide fiberglass windows for windows that are that small. However, cedar trim will be added around the perimeter of the exterior of both windows, replacing the existing wood framing, and the interior window frame as well as the sash will also be wood. The replacement windows will be the same size and color as the existing windows.

The replacements will be casement windows that open, unlike the existing windows. More details are provided in the December 17 plans by the contractor, Weeks Woodworking, and submitted to the city in late December.

It is important to note that the basement currently has an egress casement window in that is made of fiberglass. It was approved by the city when it was installed in 2013. The replacement windows are designed to resemble the style and color of the egress window.

2. Back door replacement

The relevant design standard from City Code 25.060 is cited below.

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.

I want to replace the existing door because it is in poor shape, it is drafty and not sealing properly, and it is missing mullions in some of the window panes. It also has a poorly functioning old glass doorknob and lacks double-paned glass. The existing door will be salvaged and repurposed.

The replacement door will be made of wood. I have selected a style that is consistent with the historic period. It will be painted in the interior as well as the exterior. More details are provided in the December 17 plans by the contractor, Weeks Woodworking, and submitted to the city in late December.

For further questions, please feel free to call me at 301-653-0750, or Justin Weeks, the contractor, at 503-313-4225.