

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT Aaron Gudelj	PROJECT NO(S). HDR-24-02	PRE-APPLICATION NO.	
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"/> Appeal (AP)
<input type="checkbox"/> CDC Amendment (CDC)
<input type="checkbox"/> Code Interpretation (MISC)
<input type="checkbox"/> Conditional Use (CUP)
<input checked="" type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Tree Easement Vacation (MISC)
<input type="checkbox"/> Expediated Land Division (ELD)
<input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP) Related File#
<input type="checkbox"/> Flood Management Area (FMA)
<input type="checkbox"/> Historic Review (HDR)
<input type="checkbox"/> Lot Line Adjustment (LLA)
<input type="checkbox"/> Minor Partition (MIP)
<input type="checkbox"/> Modification of Approval (MOD)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses (MISC)
<input type="checkbox"/> Time Extension (EXT)
<input type="checkbox"/> Right of Way Vacation (VAC)
<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 (ZC) |
|---|--|---|

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

Site Location/Address:	Assessor's Map No.: 31E02BA
1822 5th Ave West Linn, OR 97068	Tax Lot(s): 7 & 8
	Total Land Area: 10,000 SF

Brief Description of Proposal:

Install a skylight on the street-side facing façade of a single-family home in the Willamette Historic District. Skylight to be installed on the west elevation facing 13th street.

Applicant Name*: Marcus Malcom	Phone: 503-830-8118
Address: 1822 5th Ave	Email: malcomm314@gmail.com
City State Zip: West Linn, OR 97068	
Owner Name (required): Marcus Malcom	Phone: 503-830-8118
Address: 1822 5th Ave	Email: malcomm314@gmail.com
City State Zip: West Linn, OR 97068	
Consultant Name: East County Builders	Phone: 503-505-4825
Address: 10630 NE Holladay St	Email: eastcountybuilders@gmail.com
City State Zip: Portland, OR 97220	

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings related to the propose land use.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF 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 authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

			04/18/2024
Applicant's signature	Date	Owner's signature (<i>required</i>)	Date

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

- **Project Scope:** Installation of a skylight to enhance natural lighting.
- **Design Approach:** The skylight design will complement the existing architectural style while incorporating modern materials and techniques.

We are writing to submit our proposal for the addition of a skylight to the 1822 5th Avenue property in compliance with the guidelines set forth by the West Linn Historic Design Review Board. Our proposal aims to seamlessly integrate modern functionality while preserving the historical integrity of the property.

The house location is 1822 5th Avenue property, which is in the locally designated Willamette Historic District and inside of the National Register district. Skylight to be installed on the west elevation 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.

Project Overview:

- **Natural Lighting:** Introducing natural light into the interior spaces enhances comfort and reduces reliance on artificial lighting, contributing to energy efficiency.
- **Historical Sensitivity:** Our design respects the historical significance of the property by carefully selecting materials and ensuring compatibility with the existing structure. We are proposing to install the skylight on the side of the house facing 13th street. This will not be visible when looking at the house from the front.
- **Material Selection:** We propose to use high-quality, durable materials that emulate the architectural style of the property while meeting contemporary standards for energy efficiency and sustainability. The skylight will be flat.
- **Scale and Proportion:** The size and placement of the skylight will be carefully considered to maintain the balance and harmony of the building's façade.

- **Preservation of Character:** Our design will preserve the character-defining features of the property, ensuring that the addition seamlessly integrates with the existing structure.
- **Minimal Impact:** The proposed addition will have minimal impact on the overall appearance and character of the property.
- **Preservation of Historic Character:** The skylight design respects the historical context of the property and maintains its architectural integrity.
 - **Please note:** we had the option of placing the skylight on the east side roof (not street facing) and that would not require a design review. We felt that placing the skylight on the east side roof would be visible from the front and be too large an impact. Placing the skylight on the 13th street (west facing) side has much less impact.

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. Photo of West Elevation - 13th Street
- C. Sheet #1 - As-built & Proposed West & South Exterior Elevations
- D. Sheet #2 - Skylight product specification sheet

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 installation of the skylight into the roof.

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.

No historic materials will be removed for this project.

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.

The skylight design respects the historical context of the property and maintains its architectural integrity.

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 skylight design respects the historical context of the property and maintains its architectural integrity.

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 skylight can be easily reversed and replaced with a standard roof.

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.

We will be removing a section of the existing roof and replacing it with a skylight. Any changes to the roof will remain consistent with what is currently present.

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 have any impact on the walls or siding.

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.

Installation of a skylight into the roof. We propose to use high-quality, durable materials that emulate the architectural style of the property while meeting contemporary standards for energy efficiency and sustainability. The size and placement of the skylight will be carefully considered to maintain the balance and harmony of the building's façade.

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 involved with 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



Photo of West Elevation - 13th Street 2024

VCM Venting Manual Skylight Technical Product Data Sheet

Description

- VCM Venting Curb Mount Skylight that mounts to a site-built curb (residential curbs typically 2x4 or 2x6). Venting skylight, provided with various glazings, is manufactured with a white PVC frame/sash, a neutral gray aluminum profile, and an insulated glass unit.

Installation

- Designated top, bottom, and sides for installation in one direction.
- Single unit applications only (combination applications not possible).
- 0 degrees to 60 degrees, use standard installation procedure.
- Above 45 degrees, use water diverter as illustrated in installation instructions; water diverter provided by installer.
- Includes insect screen.
- Includes operating hook. Control rod (ZCT 300) and crank handle (ZZZ 212) available.

Flashings

- ECL - Engineered neutral gray flashing for single installation with thin roofing material ($\frac{1}{2}$ " max) for roof pitch above 10-60 degrees.
- ECW - Engineered neutral gray flashing for single installation with tile (over $\frac{3}{4}$ ") roofing material for roof pitch above 14-60 degrees.
- Applications less than 10-degree roof pitch - flashing provided by others

Interior Accessories

- FSCC - Solar powered Room darkening - double pleated shade.
- FSLC - Solar powered Light filtering - single pleated shade.

Type Sign

- Example: VCM 2222 0004D 01BF05
- Etched into bottom right of exterior frame cover.



Standard Sizes

- 2222, 2234, 2246, 3030, 3046, 3055, 3434, 4646

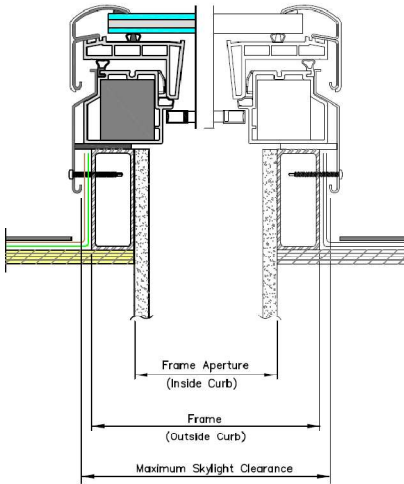
Special Sizes

- No custom sizes available.

Warranty

- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section

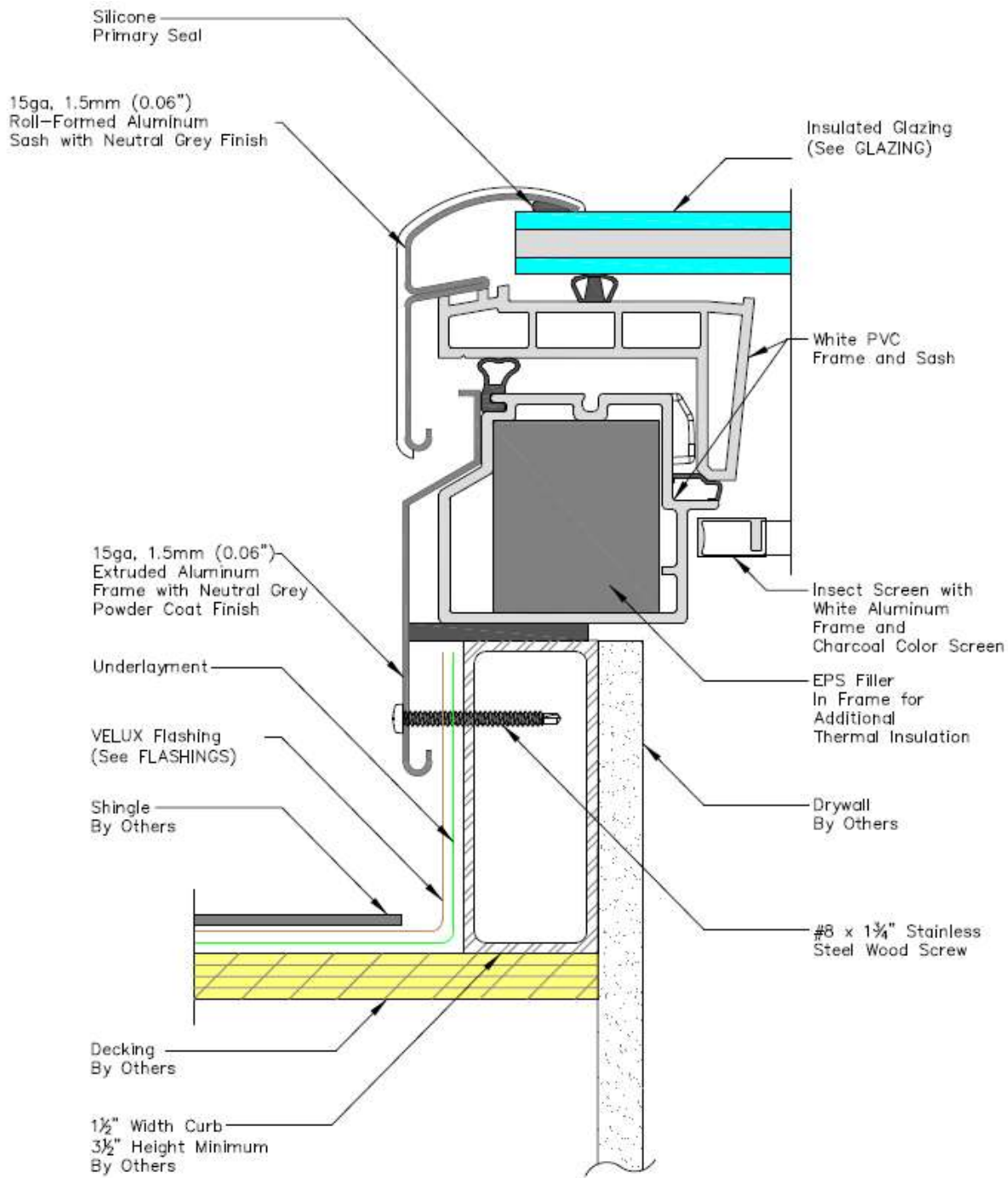


Size	Frame Width	Frame Aperture Width	Max. Skylight Clearance Width	Frame Height	Frame Aperture Height	Max. Skylight Clearance Height	Daylight Area (Sq. Feet)
2222	25 ½	22 ½	26 9/16	25 ½	22 ½	26 9/16	2.58
2234	25 ½	22 ½	26 9/16	37 ½	34 ½	38 9/16	4.20
2246	25 ½	22 ½	26 9/16	49 ½	46 ½	50 9/16	5.92
3030	33 ½	30 ½	34 9/16	33 ½	30 ½	34 9/16	5.27
3046	33 ½	30 ½	34 9/16	49 ½	46 ½	50 9/16	8.29
3434	37 ½	33 ½	38 9/16	37 ½	34 ½	38 9/16	6.89
4646	49 ½	46 ½	50 9/16	49 ½	46 ½	50 9/16	13.13

Certification

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-701	IAPMO-ES ER 199	Fla Prod Approval 13303	HVHZ	TDI
04 Laminated – 2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.52	0.24	0.55	✓	✓	✓		SK-03
05 Tempered – 3 mm tempered clear with tempered Low E366 outer pane.	0.53	0.24	0.56	✓		✓		SK-03
06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas	0.48	0.24	0.55	✓	✓	✓	✓	SK-14
08 White laminated – 2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.52	0.23	0.39	✓	✓	✓		SK-03
10 Snowload – 3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.49	0.24	0.55	✓				
14 Laminated – 2.3 mm laminated (0.76 mm interlayer) with tempered Low E340 outer pane.	0.53	0.16	0.33					SK-03
15 Tempered – 3mm tempered clear with tempered Low E340 outer pane.	0.53	0.16	0.33					SK-03
16 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E340 outer pane.	0.48	0.16	0.33	✓		✓	✓	

Consult with Customer Service for special glazing options.



Corner keys made of ASA Luran in neutral grey finish.