



CITY OF

West Linn

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	PROJECT NO(S).	PRE-APPLICATION No.
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

- | | | |
|---|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Final Plat (FP) Related File # _____ | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal (AP) | <input type="checkbox"/> Flood Management Area (FMA) | <input type="checkbox"/> Temporary Uses (MISC) |
| <input type="checkbox"/> CDC Amendment (CDC) | <input type="checkbox"/> Historic Review (HDR) | <input type="checkbox"/> Time Extension (EXT) |
| <input type="checkbox"/> Code Interpretation (MISC) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Right of Way Vacation (VAC) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval (MOD) | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation (MISC) | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Expediated Land Division (ELD) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Street Vacation | <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.:

Tax Lot(s):

Total Land Area:

Brief Description of Proposal:

Replace 3 windows - 1 Living Room and 2 dining room

Applicant Name*:

Address:

City State Zip:

Phone: 503-544-0901

Email:

Andy@greatnwgutters.com

Owner Name (required):

Address:

City State Zip:

Phone: 503-544-0901

Email:

Andy@greatnwgutters.com

Consultant Name:

Address:

City State Zip:

Phone:

Email:

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 application costs.**

2. All information provided with the application is considered a public record and subject to disclosure.

3. The owner/applicant or their representative should attend all public hearings related to the application.

4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.

5. Submit this form, application narrative, and all supporting documents as a single PDF through the 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. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

Applicant's signature

Date

Owner's signature (required)

Date

AUB

9/10/25

25.050 APPLICATION REQUIREMENTS

A. Historic Design Review.

1. Narrative. Written narrative explaining the proposal and how it meets the approval criteria in CDC [25.060](#) and [25.070](#), as applicable;

We are purposing to replace three windows. One in the living room and two in the dining room. There will be no structural changes to the building other than the replacement of single pain windows with storm windows made of painted wood.

2. Retention of historic material. No historic materials will be retained as they are not reuseable, ie single pain glass and sashes.

3. Time period consistency.

The new windows will be very similar to existing windows. Same color frames and configuration.

4. Significance over time.

See previous 2019 proposal. No footprints changes etc.

5. Differentiate old from new.

No footprint changes and use of updated matching materials.

6.Reversisibility

No changes will impact integrity of historic property.

7. Building additions

No changes or building additions.

8. Building Height etc.

N/A

9.Roof changes

N/A

10&11 Existing interior and walls and siding.

N/A

12. Gutters and downspouts.

N/A

13. New windows

New windows shall match the appearance of the original windows as closely as possible. Wood window frames and sashes shall be used.

14. Storm windows.

There will be no storm windows.

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, and color, method of operation and related features, such as shutters.

See above and attached proposal from Classic Door and Sash. Replacement of windows meets the above stated criteria.

25.060 Design standards

Windows are to be replaced with Marvin wood and classic sash to match the period. See attached proposal.

16-20. Not applicable to this proposal.

B. Standards for accessory structures does not apply to this proposal.

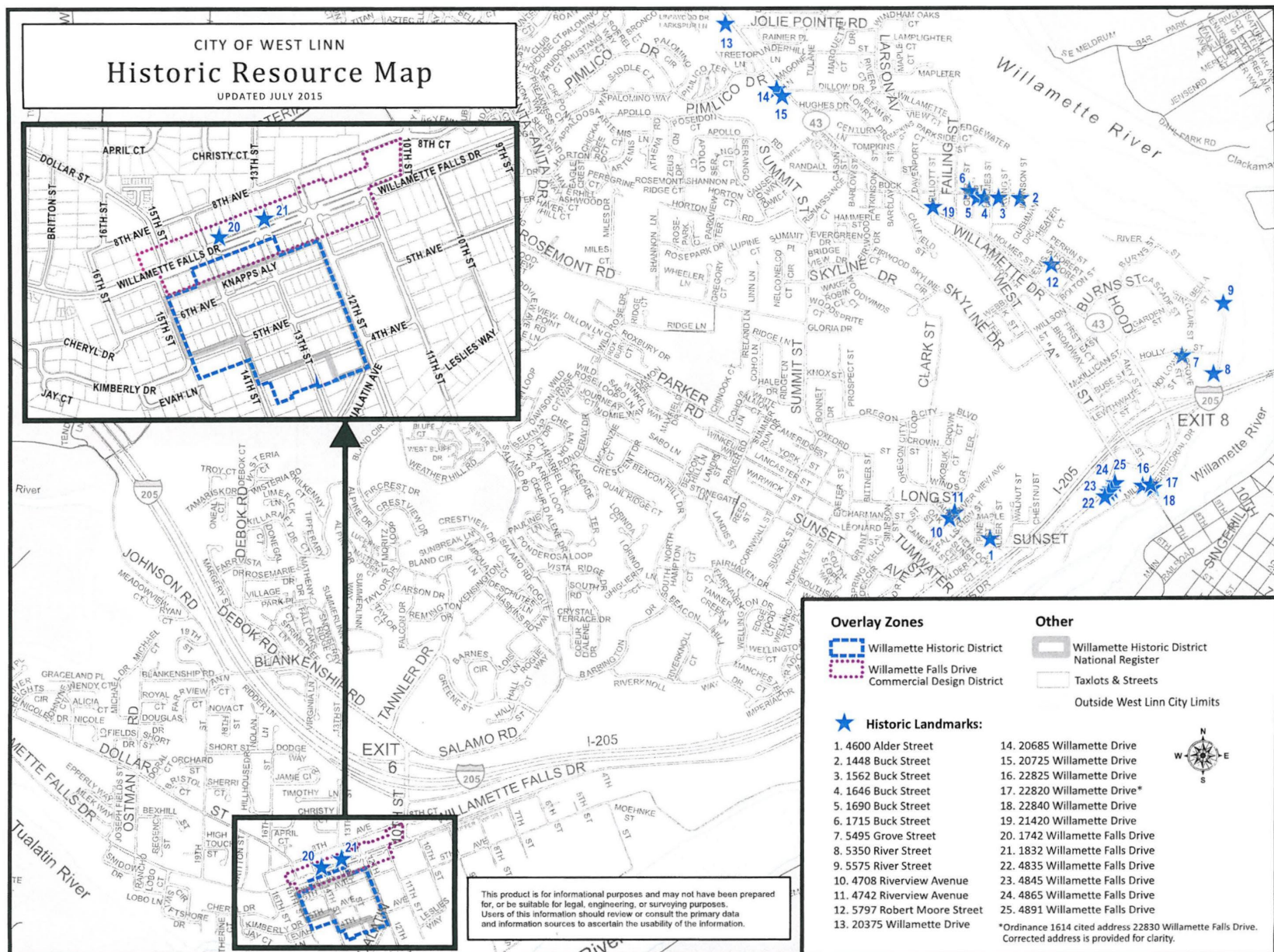


FIGURE 1



Transform your classic home.
REPLACEMENT WINDOWS & DOORS
Est. 1987 | PORTLAND, USA

7/31/2025

Andy & Gayla May Bridge
1808 4th Ave
West Linn, OR, 97068
(503) 544-0901 andy@greatnwgutters.com

Marvin Window Replacement Quote

Living Room Picture Window & Dining Room Windows

Furnish & Install: Marvin Signature Series Ultimate Windows with the following options:

- Stone White frames with Ebony Black sash
- Factory White painted interior finish
- Insulated Low E3 glass with Argon Gas
- Antique Brass finish hardware for operable windows (Other finishes available)
- Screens for operable windows with High Transparency Mesh
- 1-15/16 horizontal divided lite bars to match position of original windows where applicable
- All units installed as "Insert" style into the original sash openings

Living Room Picture Window: 1 – 72" X 58" Double-Hung Picture Window with 13-1/2" Top Lite

Dining Room (Front): 2 – 28" X 58" Insert Double-Hung & 1 – 48" X 58" Double-Hung Picture Window with 13-1/2" Top Lite

Dining Room (Buffet): 2 – 20" X 36" & 1 – 38" X 36" each with 9-5/8" Top Lite (Quoted with the 20" X 36" stationary)

Total Cost 7 – Windows with Buffet Windows Stationary: \$18,886.00

7% Courtesy Discount: -\$1,322.00

Total Sale Price: \$17,564.00

Add for 2-Operable Casement above Buffet: \$719.00

Back Porch

Furnish & Install: 5 – Marvin Elevate Series Double-Hung & 1 – Stationary Window over back door.

- Stone White Frames with Ebony Black Sash
- Factory White painted interior finish
- Insulated Low E3 glass with Argon gas
- Standard finish white locking hardware
- Screens for operable windows with High Transparency Mesh
- All units installed as "Insert" style into original sash openings

Total Cost 6 – Windows: \$9,730.00

7% Courtesy Discount: -\$681.00

Total Sale Price: \$9,049.00

Total Project Cost 13-Windows with 2-Operable Casement over Buffet: \$27,332.00

Payment Terms

50% deposit at time of order, Balance paid upon completion. Thank You!

Scope & Scheduling

Estimated Project Duration: 2-3 days depending on windows selected

Estimated Lead-Time: 12-14 Weeks from Sign Date (good-faith estimate only - see note below)

PROJECT SCHEDULING: Due to the ongoing impacts of Covid-19 and its continuing impact on supply chains, our lead-times are ESTIMATES ONLY and may be longer or shorter depending on job queue, staffing, market disruptions, and product delays. We try to get in touch about two weeks before installation with a tentative date range, and then confirm a date as install nears.

We make every effort to complete projects as quickly as scheduling allows, and dates can change as we respond to jobs in process and other issues often beyond our control. We very much appreciate your scheduling patience and understanding.

PRICES ARE GOOD FOR 30 DAYS FROM DATE ABOVE. We reserve the right to correct any mathematical errors in this proposal.

Classic Sash & Door General Project Notes

ALL ORDERS ARE FINAL – Items are custom built and cannot be returned or cancelled. Products are unpainted unless noted.

DOES INCLUDE (unless otherwise specified): Installation of all described hardware; exterior caulking/weatherproofing, primed exterior trim if applicable; all debris testing, removal, and disposal fees.

DOES NOT INCLUDE (unless otherwise specified): Customer-supplied hardware or any final painting/wood finishing.

ADDITIONAL WORK: If replacement work reveals other issues that may need to be address, such as dry rot, missing headers, damaged trim, sheetrock or stucco repair, electrical/plumbing, etc., then other charges may apply, on approval.

RELATED WORK: We are generally willing/able to do our best to remove and re-install shades, window treatments, alarm sensors, door bells, address numbers, and other special hardware impacted by the work – however, we do this as a courtesy and cannot promise that parts won't be broken or lost, or that items will function exactly as before. The cost of replacement parts, additional labor, and other related financial implications for restoring and/or replacing affected items is the sole responsibility of the homeowner.

Any additional work not covered in this proposal is charged at \$145/hr shop rate plus material costs, on customer approval

- Oregon License #54268
- Washington License #CLASSSD819RD
- All work is performed in a Lead-Safe certified manner.
- All carpenters are covered by Workers Compensation Insurance.
- Care is used to prevent dirt and dust from affecting the household – clean-up is done at the end of each workday.
- Doors, windows and job site debris are hauled away and/or recycled as allowable.

Classic Sash & Door Workmanship Guarantee

We are proud of our craftsmanship and stand behind all our projects. The installation is guaranteed to meet manufacturer's specifications so that all product warranties are in force unless noted. If an issue arises during the two-year period following installation, Classic Sash & Door will work to repair or replace the defects at no charge wherever possible. After the two-year guarantee period, we will continue to provide service on all projects, however a service fee may be charged.

Note: Should a manufacturer defect/warranty claim arise, Classic Sash & Door is not responsible for painting/finishing costs.

To see specific company warranty and care/finishing details, please visit the following:

Marvin Warranty: <http://www.marvin.com/support/warranty>

Accepted: _____

Homeowner

Date: _____

Received: Mark Bell

Classic Sash & Door

Date: 7-31-25





