

STAFF REPORT

CLACKAMS COUNTY HISTORIC REVIEW BOARD

DATE: November 12, 2009

FILE NO.: DR-09-09 (Planning Directors Decision)

SUBJECT: Addition and Restoration to rear of a house at 1892 4th Ave in the
Willamette Historic District

PLANNER: Tom Soppe, Associate Planner

TABLE OF CONTENTS

	<u>Page</u>
STAFF ANALYSIS AND RECOMMENDATION	
SPECIFIC DATA	1
EXECUTIVE SUMMARY	2-4
PUBLIC COMMENTS.....	4
RECOMMENDATION	4-5
ADDENDUM	
STAFF FINDINGS	6-12
EXHIBITS	
AFFIDAVIT /NOTICE PACKET.....	13-16
COMPLETENESS LETTER.....	17
APPLICANT'S SUBMITTAL	18-25

**City of West Linn
PLANNING & BUILDING
DEPT.
LAND USE ACTION**

TO: West Linn/Clackamas County Historic Review Board

FROM: West Linn Planning Staff (Tom Soppe, Associate Planner)

DATE: November 12, 2009 (hearing date)

FILE NO.: DR-09-09

SUBJECT: Addition and restorations/remodels to rear of a house at 1892 4th Ave. in the Willamette Historic District

Planning Director 

SPECIFIC DATA

APPLICANT/

OWNER: Todd & Ann Swenson, 1892 4th Avenue, West Linn, OR 97068

LOCATION: Same

LEGAL

DESCRIPTION: Assessor's Map 3 1E 2BD, Tax Lot 700

ZONING: R-5 (Willamette Historic District)

APPROVAL

CRITERIA: CDC Sections 25.060-080

PUBLIC

NOTICE: This is a Type B land use application. All property owners within 100 feet, the Willamette Neighborhood Association and the applicant were mailed their notices on October 28, 2009.

EXECUTIVE SUMMARY

This is a primary structure in the Willamette Historic District, now also known as the Willamette Falls National Historic District. It is located on the northwest corner of 4th Avenue and 12th Street. The house faces 4th, and a large garage/accessory structure separates the house from the alley north of 4th. The work proposed will affect areas of the house that are visible from all three surrounding right of ways.

The applicant proposes restoration and addition work in the rear sections of the house. On the west side of the rear (north) wing of the house, part of a patio and all of the roof and posts above the patio will be removed to make way for a two-story addition to the living area of the house. A new porch with a roof and posts is proposed for this area (see Exhibit D).

On the east side of the rear wing of the house, an enclosed porch will become unenclosed. Above this, the east wall of the first floor will be extended upward by a few feet. This extension, along with the replacement of the existing second floor dormer with a larger dormer, will expand the living area on the second floor.

The applicant has labeled the elevations (see Exhibit D) by what direction the viewer is facing, thus the south view per the elevation shows the north side of the house, etc. The following are photos of the house which can be compared to the submitted elevations:



Front façade, will not change.



West-facing view of east side of house, area on right will undergo the opening of the enclosed porch, replacement of the dormer with a larger dormer, and expansion of the second story's livable area by raising the east wall of the main body of the house.



East-facing view of west side of house, facing the north/rear wing where changes will take place. The patio will be replaced with an addition and porch.



Two different shots facing different parts of the north side; panoramic pictures of the north elevation were hard to achieve due to the close proximity of the garage. The left end of the lower picture shows the façade of the north side; the remainder of the picture is another shot of the west side of the house.

PUBLIC COMMENTS

Since public notice was initiated, staff has received no comments from the public.

RECOMMENDATION

Based upon the staff's findings attached, and the applicant's findings, hereby adopted as Exhibit A, staff recommends that the Historic Review Board approve the proposed

addition and remodel as proposed and shown in the applicant's submittal. Recommended conditions of approval are as follows:

1. All new and relocated exterior lighting, shall be shielded to avoid off-site glare.
2. All new windows shall have wood trim that is a minimum of 4-1/2 inches wide.

APPROVAL CRITERIA AND STAFF FINDINGS

25.060 CRITERIA FOR EXTERIOR ALTERATION AND NEW CONSTRUCTION

- A. *Except as provided pursuant to Section 25.100, no person may alter the exterior of any structure in an Historic District in a manner as to affect its exterior appearance, nor may any new structure be constructed in an Historic District, unless the site and evaluation drawings are approved by the Historic Review Board.*
- B. *Exterior remodeling as governed by this chapter shall include any change or alteration in design or other exterior treatment excluding painting.*
- C. *For new home construction or exterior alterations of structures in an Historic District, the criteria to be used by the historic Review Board in reaching the decision shall include the following:*
 - 1. *The purpose of the Historic District as set forth in Section 25.040.*
 - 2. *The policies of the West Linn Comprehensive Plan.*
 - (3-5 apply to commercial only)
 - 6. *The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture, and materials proposed to be used with an existing structure in an Historic District.*
 - 7. *Pertinent aesthetic factors as designed by the Historic Review Board.*
 - 8. *Economic, social, environmental, and energy consequences related to LCDC Goal #5.*

FINDING NO. 1

The changes appear compatible with 25.010 Purpose in that the changes are in character with the historic style of the structure. The proposal is compliant with the policies of the comprehensive plan and LCDC Goal 5. The exterior designs proposed for the remodel and additions are compatible with the historic style of the subject structure. The dormer will be enlarged but is still of a scale that is compatible with this style. The east wall will be brought upwards to enlarge the second floor, but will not create a second floor in this area as it will merely make the half story here more usable. The addition in the west area of the second floor rear will be compatible with the size of the second floor in the rest of the house. The porch proposed on the west side is also compatible. The proposal to open the currently enclosed porch on the east side is compatible with the historic style in that

this restores the porch to its original form. The applicant will match all existing materials and colors.

25.070 CONSTRUCTION/REMODEL STANDARDS

A. *For new home construction, remodels, and single-family structures in the Willamette Historic District (and landmark structures as appropriate), the Historic Review Board shall use the following design standards in reaching a decision.*

B. SITING

- 1.** *Front yard: A distance measured to the dominant vertical face of the building, equal to the average of the front setbacks of adjacent "primary" or "secondary" structures. Where there are no adjacent primary or secondary structures, the setback shall be 15 feet.*
- 2.** *Side yard: Five feet shall be the standard; however, where adjacent structures encroach into the required side yard, the Planning Director may reduce one of the side yards to a minimum of 3 feet to center a new structure between existing buildings, provided no space between buildings is reduced below 8 feet.*
- 3.** *Rear yard: The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within 3 feet of the side or rear property lines.*

FINDING NO. 2

The changes proposed to the structure will not affect setback compliance.

D. BUILDING HEIGHT. *Buildings in Willamette Town vary in height, most evident are 1-1/2 story Victorians and Bungalows. Some buildings reach 2-1/2 stories, and there are several single story structures as well.*

- 1.** *No building shall exceed the height of any primary structure in the district so that the existing neighborhood scale is maintained.*
- 2.** *No building shall exceed 2-1/2 stories. Cupolas and towers are excluded from the aforementioned height limitation; however, no such structure may exceed the height of any existing cupola or tower in the district.*
- 3.** *Existing building heights should be maintained.*
- 4.** *Alteration of roof pitches or raising or lowering a structure's permanent elevation, when constructing a foundation, shall be avoided.*

5. *The original height of “primary” and “secondary” structures shall be preserved.*

FINDING NO. 3

This is a primary structure. The areas to be remodeled and the new additions will not be as tall as the tallest existing areas of the house. The elevations show that current roof pitches will be maintained and/or copied depending on the section of the house. The criteria are met.

E. BUILDING SHAPES AND SIZES

1. *No building on a 50-foot wide lot shall exceed 35 feet in overall width. Lots with a 65-foot width or greater may have a building width of 40 feet plus the porches, eaves or veranda extensions so that the maximum total width is 47 feet.*
2. *End walls (street facing) should be designed with consideration of scale and aesthetic character of the main facade.*
3. *Buildings should avoid a horizontal orientation in their roof and window designs unless the design can be shown to respond to nearby structures and styles. Buildings in districts other than the Willamette District shall be designed and oriented as appropriate to that area as determined by the Historic Review Board with consideration of Section 25.060 (3).*

FINDING NO. 4

After the additions the building will be 34 feet in width. The new windows proposed for the new east dormer will be very vertical and will replace a much less vertical-oriented window on the existing east dormer. Other new windows will be more vertical than horizontal in their character. The new and restored areas of the east wall also are compliant with Subsection (2) above.

- F. SIGNS AND LIGHTING.** *Signs, lighting and other appurtenance such as walls, fences, and awnings, shall be visually compatible with the scale and traditional architectural character of the historic building.*

FINDING NO. 5

Any new outdoor lighting should be conditioned so that no off site glare is produced. See Condition of Approval 1.

G. HORIZONTAL ADDITIONS.

1. *The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building.*

2. *Contemporary construction for alterations and additions are acceptable if the design respects the building's original design and is compatible with the original scale, materials, window, and door opening proportions of the structure.*

FINDING NO. 6

The additions are appropriate to the existing structure. New addition and remodeled areas will employ matching building materials, roofing, and colors to the existing house. The application improves the east dormer windows to be more compatible with the historic style. Therefore, the criteria are met.

- H. WINDOWS.** *Window sizes vary considerably in the district. Windows on the primary and secondary structures are wood sash, usually a double hung type. Victorian styled structures typically have narrower, vertically oriented windows. Bungalow styled structures from the "Craftsman" era (1905-1930) may have wider windows with mullions across the top of larger paned areas. Most windows have fairly wide trim boards, usually five inches.*

Standards:

1. *Wood sash windows are preferred.*
2. *"Mill aluminum" (shiny) windows are prohibited. Matte finish anodized/coated aluminum windows are permitted so long as they meet dimensional standards.*
3. *Windows shall be surrounded by exterior trim on the top and sides; window trim shall be at least 4-1/2 inches minimum width.*
4. *Window replacements shall match the visual qualities of original windows as closely as possible; this does not require wood windows. Non-wood window replacements must exhibit similar visual qualities as their wooden counterparts. The original number of window "lights" (i.e., panes) shall be maintained or restored when replacements are required.*
5. *Alterations to the rear of a house, or to other portions not visible from the public right-of-way (exclusive of alleys) need not adhere to the design standards contained herein.*
6. *Storm windows should follow the standards for windows. Matte finish anodized/coated frames are permitted. The 4-1/2 inch trim is not required for the storm windows. The color should match underlying trim.*

FINDING NO. 7

The windows will be wood double hung. Materials will match materials on the existing house. Condition of Approval 2 requires the windows to have 4-1/2 inch wood trim.

- I. ENTRYWAYS.** *Porches are a key architectural feature on most homes in Willamette Town. Frequently, the porch and entryway creates a dominant architectural feature on the main facade. On corner lots, the entry usually faces the east-west avenues. Front doors are often notably detailed; many contain glass panes or carvings.*

Standards:

- 1. *Buildings shall have a permanently protected entry. Awnings are not permanent protection.***
- 2. *All main entrances should face the avenues.***
- 3. *Flush (flat) doors are prohibited.***
- 4. *Doors with windowed areas are recommended. Front porch enclosure of any dwelling unit may not be enclosed. Back porches may be enclosed.***

FINDING NO. 8

The front façade will not be affected, but an enclosed porch will be unenclosed on the east side of the rear/north wing, and a porch area will replace the patio on the west side. The entry on this porch will be protected by the porch roof. Doors with windows, rather than windowless flat doors, appear on the elevations. The criteria are met.

- J. SIDING AND EXTERIOR FINISH.** ***Standards:***

- 1. *Horizontal wood siding shall be the primary exterior finish.***
- 2. *Shingles should only be used in conjunction with horizontal wood siding.***
- 3. *Single color exteriors are discouraged. Stained exteriors are not recommended.***

FINDING NO. 9

The applicant plans for the new exterior changes to match the colors and materials of the existing sections of the house, so the criteria are met.

- K. ROOFSCAPE.** ***Standards:***

1. *Roofs shall have a pitch of at least 8/12 to maintain the pattern of steep roof pitches. The Historic Review Board will consider deviations from the 8/12 to 12/12 standard for additions to the main body of the house so long as it is consistent with a particular architectural style.*
2. *Roofing materials should be composite shingles. Cedar shakes were not used in period construction. Milled cedar shingles were used and are permitted.*

FINDING NO. 10

The roof area will be 12/12. They are compatible with the existing house. The materials will match those of the existing house. The criteria are met.

25.080 ADDITIONAL ARCHITECTURAL SPECIFICS FOR NEW CONSTRUCTION AND REMODELING

Many houses in Willamette are rich in architectural detail. Certain architectural components are used in fairly specific ways. Standards:

- A. *Distinguishing original qualities defining a structure's character shall not be destroyed. Removal or alteration of historic (i.e., original) materials or distinctive architectural features should be avoided when possible.*
- B. *Houses and other structures shall be recognized as products of their own time. Alterations that have no historical basis or which seek to create an earlier appearance shall be avoided.*
- C. *Distinctive stylistic features, or examples of skilled craftsmanship which characterize a structure, shall be maintained or restored, if possible.*
- D. *Deteriorated architectural features shall be repaired rather than replaced, whenever possible.*
- E. *In the event replacement is necessary, new materials should match the material being replaced in composition, design, color, texture, and other visual qualities.*
- F. *Alterations to the rear of a house, or to other portions not visible from the public right-of-way (exclusive of alleys), need not adhere to the design standards contained herein.*
- G. *Contemporary designs for alterations and additions would be acceptable if the design respects the building's original design, and it is compatible with the original scale, materials, window, and door opening proportions of the structure.*

- H. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure could be restored.*

FINDING NO. 11

Staff finds that this remodeling and addition application restores some original features of the house (unenclosed porch), makes some features of the house more compatible with the historic style (i.e. windows on the east dormer), and makes other changes in ways that are compatible with the historic style. Therefore the criterion is met.

p:\devrvw\staff reports\ DR-09-09

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. DR-09-09 Applicant's Name Todd + Ann Swenson
Development Name Historic Major Remodel
Scheduled Meeting/Decision Date 11-12-09 at Clackamas County Office

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A

A. The applicant (date) _____ (signed) _____
B. Affected property owners (date) _____ (signed) _____
C. School District/Board (date) _____ (signed) _____
D. Other affected gov't. agencies (date) _____ (signed) _____
E. Affected neighborhood assns. (date) _____ (signed) _____
F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) _____ (signed) _____
City's website (posted date) _____ (signed) _____

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) _____ (signed) _____

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B

☒ A. The applicant (date) 10/28/09 (signed) up
☒ B. Affected property owners (date) 10/28/09 (signed) up
C. School District/Board (date) _____ (signed) _____
☒ D. Other affected gov't. agencies (date) 10/28/09 (signed) up
☒ E. Affected neighborhood assns. (date) Clackamas Co - Linda Preisz (signed) up
Willamette + all 10/28/09

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.

Date: 10-28-09 (signed) up

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

MAILED
10/28/09

**CITY OF WEST LINN
CLACKAMAS COUNTY HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE
FILE NO. DR-09-09**

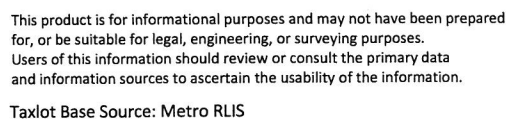
The Clackamas County Historic Review Board (HRB) will hold a public hearing on the request of Todd & Ann Swenson to remodel the north (rear) wing of their house at 1892 4th Avenue, and add additions to this wing of the house, unenclosed an enclosed porch on this wing of the house, and remove part of a patio and patio roof. The hearing is scheduled to be held on Thursday November 12, 2009, at 7 p.m. in the Clackamas County Offices at 150 Beaver Creek Road Oregon City OR 97045. When you arrive for the hearing, consult the information desk to determine which hearings room will be used. The hearing will be based upon the provisions of Chapter 25 of the West Linn Community Development Code. Approval or disapproval of the request by the HRB will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because records indicate that you own property within 100 feet of the proposed site also identified as Tax Lot 700 of Assessor's Map 31E 2BD.

All documents and applicable criteria in the above-noted file are available for inspection at no cost and also via the City's web site at <http://westlinnoregon.gov/planning/1892-4th-avenue-patio-removalporch-restorationbuild-additionremodel-north-portion-exisiting>, or copies can be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR (phone 742-8660). For fastest results please E-mail at tsoppe@westlinnoregon.gov

The hearings will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the HRB will receive a staff report presentation from the City Planner, and invite both oral and written testimony. The HRB may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application.

If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals based on that issue.



West Linn
GIS
GEOGRAPHIC INFORMATION SYSTEM

User Name: T Zak
Map Creation Date: Oct 28, 2009

AWALT CHARLES A
1847 5TH AVE
WEST LINN, OR 97068

BRINEY MICHAEL J & MARY JILL
1808 4TH AVE
WEST LINN, OR 97068

CARSON JODY & JOHN E KLATT
1296 12TH ST
WEST LINN, OR 97068

KIERES ELIZABETH S
1852 4TH AVE
WEST LINN, OR 97068

MAYSELS CHERYL A TRUSTEE
1862 4TH AVE
WEST LINN, OR 97068

PIROOZMANDI JILLA & DAVID
2535 ONEAL CT
WEST LINN, OR 97068

SOPHER SONJA LEE
1883 5TH AVE
WEST LINN, OR 97068

SWENSON ANN & TODD
1892 4TH AVE
WEST LINN, OR 97068

WEST LINN-WILS SCH DIST #3
PO BOX 35
WEST LINN, OR 97068

CLACKAMAS COUNTY HISTORIC
RESOURCES BOARD

ALL NA'S



CITY OF
West Linn

MAILED
10/28/09

October 27, 2009

Todd & Ann Swenson
1892 4th Ave.
West Linn, OR. 97068

SUBJECT: DR-09-09

Dear Mr. and Ms. Swenson:

The Planning Department has declared the application for the Historic District Design Review to remodel and expand the rear portions of your house **complete** as of October 27, 2009. The City now has 120 days (until February 24, 2010) to exhaust all local review per state statute. The application is expected to be heard by the Clackamas County Historic Review Board on November 12, 2009. The notice for this hearing will be sent by October 29, 2009. If you have floorplans for the affected areas it would be useful to bring these to the hearing or to submit them to staff beforehand, so the CCHRB members can see how any changes they suggest or require would affect the interior.

Please contact me at 503-742-8660, or by email at tsoppe@westlinnoregon.gov if you have any questions or comments, or if you wish to meet with planning staff regarding these issues.

Sincerely,

Tom Soppe
Associate Planner

p:/devrvw/completeness check/compl-DR-09-09



West
Linn

DEVELOPMENT REVIEW APPLICATION

DR-09-09

TYPE OF REVIEW (Please check all boxes that apply):

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures |
| <input type="checkbox"/> Appeal and Review * | <input type="checkbox"/> One-Year Extension * |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> <u>Pre-Application Meeting *</u> |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Street Vacation |
| <input type="checkbox"/> Final Plat or Plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Flood Plain Construction | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Hillside Protection and Erosion Control | <input type="checkbox"/> Tualatin River Greenway |
| <input checked="" type="checkbox"/> Historic District Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Lot Line Adjustment * / ** | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Other/Misc |

Home Occupation / Pre-Application / Sidewalk Use Application * / Permanent Sign Review * / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT MINOR REMODEL MAJOR * No CD required / ** Only one copy needed

TODD & ANN SWENSON (503) 699-4109

OWNER'S ADDRESS CITY ZIP PHONE(res. & bus.)
SAA 1892 4th AVENUE WEST LINN, OR 97068

APPLICANT'S ADDRESS CITY ZIP PHONE(res. & bus.)
SAA EMAIL OSWEGOSWEN@MSN.COM

CONSULTANT ADDRESS CITY ZIP PHONE

SITE LOCATION _____

Assessor's Map No.: _____ Tax Lot(s): _____ Total Land Area: _____

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.

4. **Four (4) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format.**

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.

SIGNATURE OF PROPERTY OWNER(S)

X

Date 10/13/09

SIGNATURE OF APPLICANT(S)

X

Date 10/13/09

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY.
ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL.
COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

18
PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068;
PHONE: 656-4211 FAX: 656-4106

Addition and Remodel of Back Portion of Home, 1892 4th Avenue, West Linn OR 97068

Project Summary

Remove the existing Patio area on the West side of home.

Un-enclose and restore covered porch on back East side of home.

Build addition to back West side of home with second story addition above. Remodel area above current back North portion of home with roof line addition and larger dormer.

All exterior materials to match those of the current materials used on home.

All colors and roofing material to match those of the current roofing material and colors used on home.

All roof pitches to be 12/12 except the pitch of the hidden roof line that runs East to West on back section of home addition (not visible from Street or Avenue) and the patio/porch pitches.

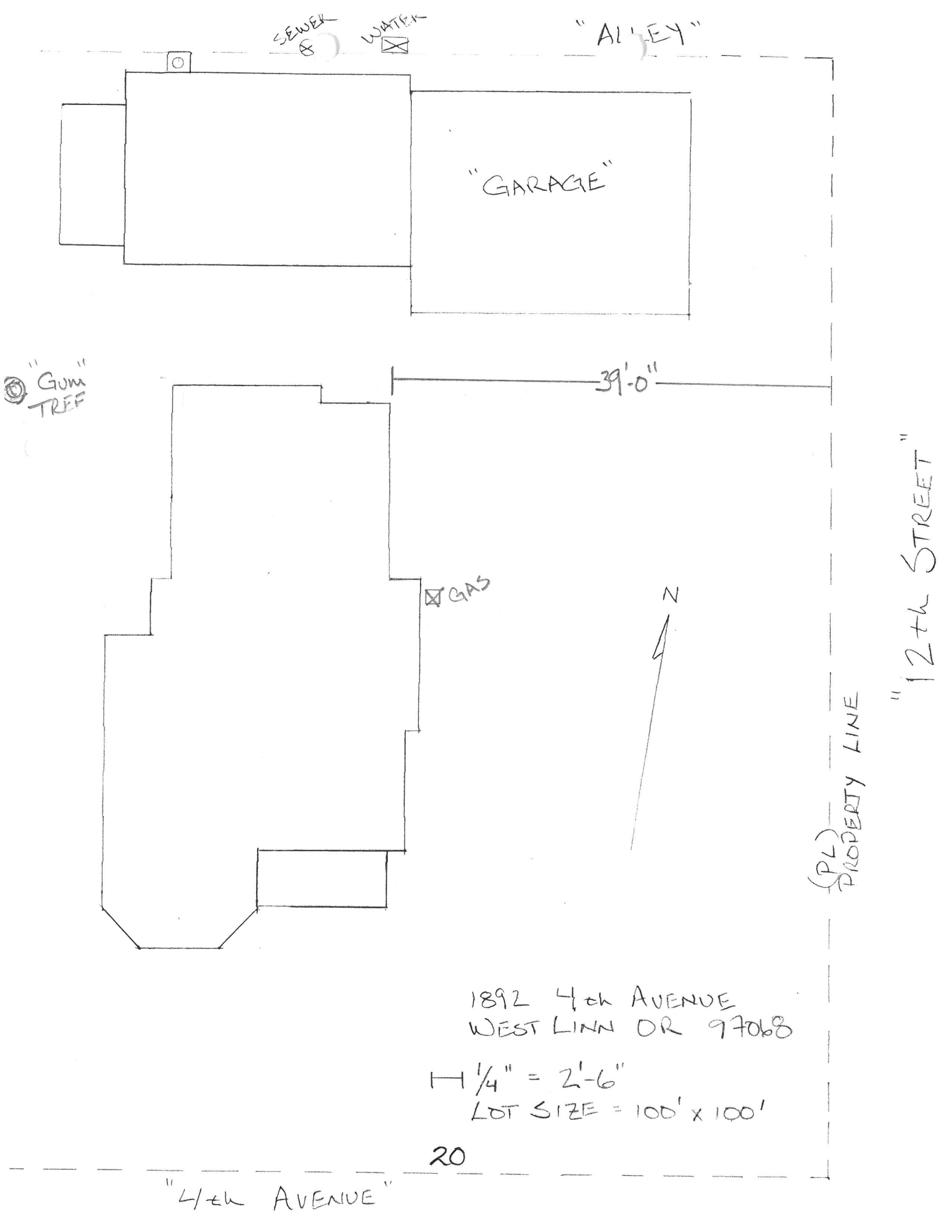
All new windows will be Wood Double Hung, and match windows currently used on home.

Foundation additions and corrections to be made to new addition and remodel areas, to include other areas of the home. A basement addition will be added under home if cost permits.

Sitting of home (Front, Side, and Rear yards) will meet minimum requirements.

Building Heights will meet minimum requirements.

All effort will be made to save large tree at back West side of home. (Tree is very old and damaged. Last inspected and pruned in spring of 09'. Arborest noted it may have only Ten more years.) Tree will be removed if needed to build quality/safe addition.



(*) NEW ADDITION



"WEST" VIEW, 12th STREET

(*) NEW ADDITION

23'-3" (*)

23'-0" (*)

22'-6"

EAST VIEW

(* see NORTH VIEW & SOUTH VIEW)



ALLEY "SOUTH" VIEW



