

## Development review application- Narrative

To: City of West Linn, Historic Review Board  
Site: 1608 6<sup>th</sup> Avenue- Rear addition and Detached Garage.  
Submitted by: Judy Hale, Owner

### Project details:

The proposed project is a rear addition and detached garage.

Criteria cited: 25.060, 25.070-B. Siting, C. Parking, D. Building height, G. Horizontal additions, H. Windows, I. Entryways, L. Massing

### 25.060 Criteria for Exterior Alteration and New Construction

C4: Value and significance of the structure: 1608 6<sup>th</sup> Ave is a 'contributing structure.'  
There is only one historic site adjacent to the project house.

### 25.070 Approval Criteria for remodels, new home and accessory structure construction

#### B: Siting:

4. There will be a 3' setback appropriate for the detached garage, an accessory structure.

C: Parking: The garage will meet criteria for parking.

- a. It will be accessed from the alley
- b. It will match the house building materials

D. Building height.

5. The structure's front elevation will be preserved and the character not compromised. The new addition will replace the current porch. There will be a breezeway between the house and garage. The roof line will be lower than the house roof line, but match it.

G. Horizontal additions.

The proposed addition is compatible with the architecture of the historic building.

H. Windows.

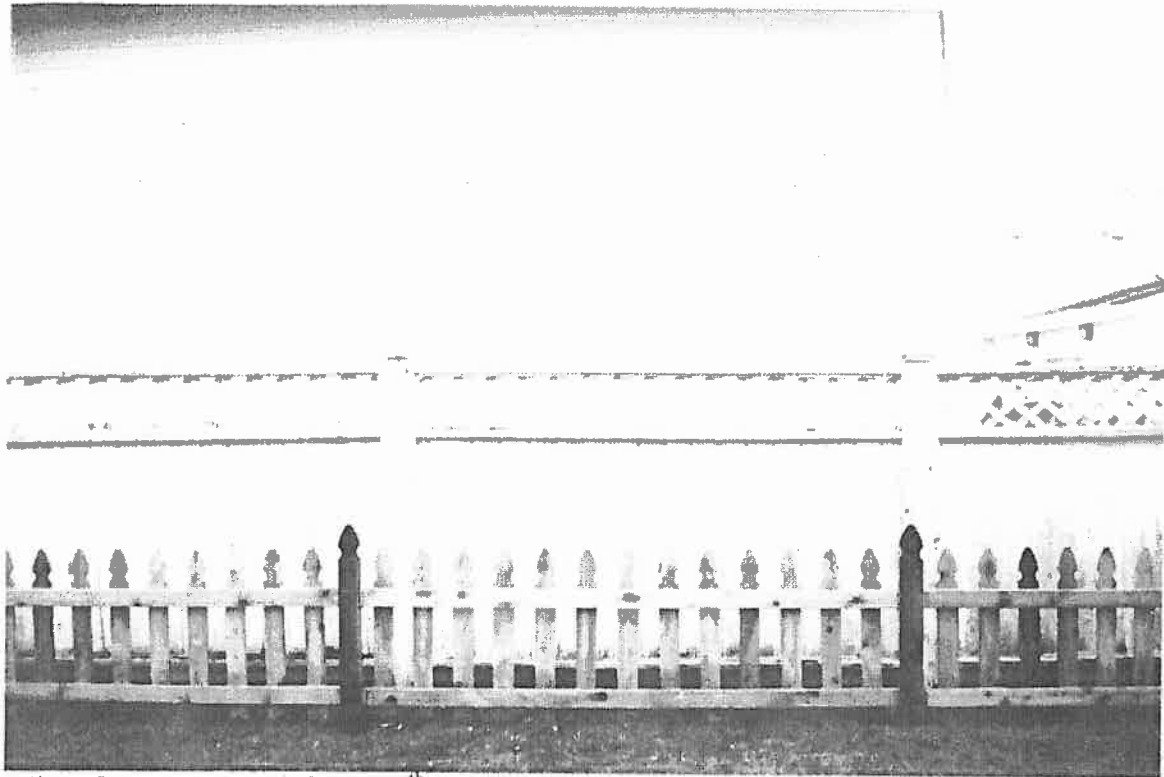
4. As part of the project, 6 aluminum framed windows of the house will be replaced with same size wood windows. Two original wood windows will not be replaced. Two windows facing 6<sup>th</sup> Ave will replicate the original design of three paired wood windows. The addition will have double hung wood windows.

I. Entryways.

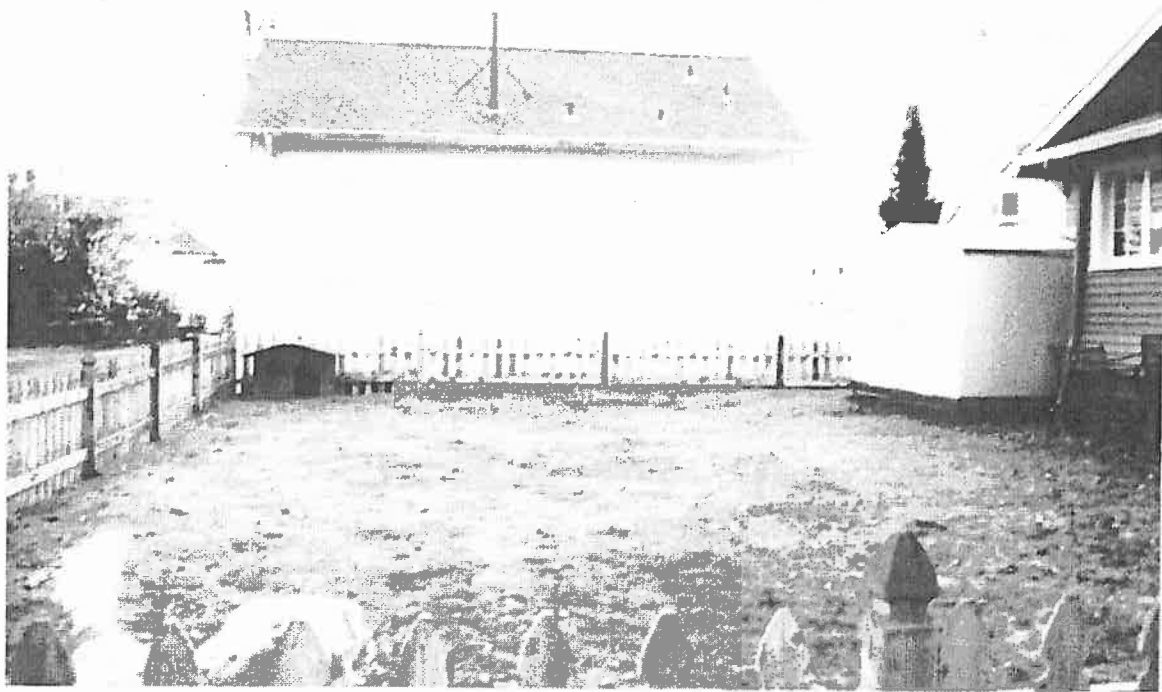
The proposed garage is small and a single garage door meets code and is appropriate for size, convenience and appearance. There are two new doors; the house entry door will have a window at the top, the garage door will match, but no window.

L. Massing.

The square footage of the principal dwelling and any attached garage will not exceed 125% of the square footage of the adjacent home.



View from rear yard of 1608 6<sup>th</sup> Ave, looking at adjacent historic house property



View from 15th St., looking across rear yard of 1608 6<sup>th</sup> Ave.



**RESIDENTIAL  
GARAGE DOORS**

**COMMERCIAL  
GARAGE DOORS**

**WHERE TO BUY &  
OTHER INFORMATION**

**PARTS &  
ACCESSORIES**

**COMPANY  
INFORMATION**

Home > Residential > Steel Doors > Therma Classic

**RESIDENTIAL  
STEEL  
DOORS**

**THERMA CLASSIC**

**THERMA TECH**

**500 SERIES**

**500 CLASSIC**

### *Therma Classic™*

The Therma Classic™ is an insulated Carriage House Style steel garage door. The Therma Classic simulates the look of old fashioned swing type doors and available in large selection of attractive designs. The design patterns are a deeper pattern than most steel garage doors, "High Definition". This makes the doors more visible from a distance thus enhancing a homes curb appeal. True arched windows in a variety of window designs are also available. Doors come with a white polyester finish and can be easily field painted to match any homes exterior.

**SEE MORE PHOTOS**

**PHOTO ALBUM**

**PRODUCT INFO**

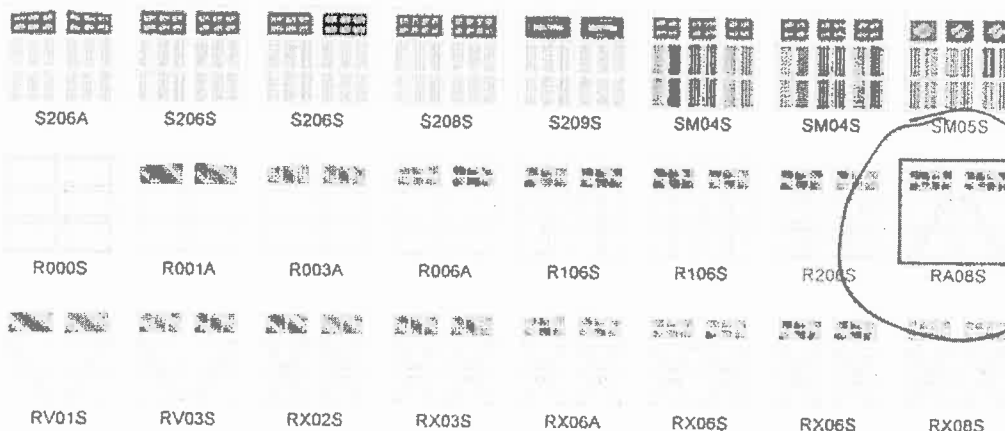
**DESIGNS**

**BROCHURE**

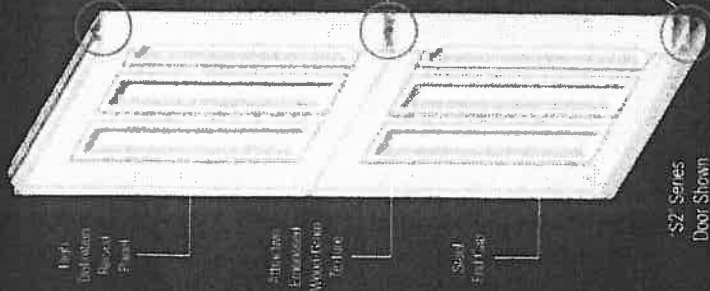


**RA08S**

*Click an image below to see a photo of that model door.*



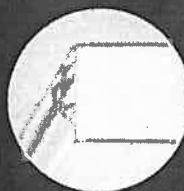
# Quality Sandwich-Type Construction



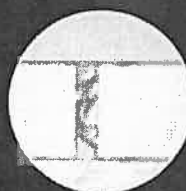
The beauty of the Therma Classic is more than skin deep. Therma Classic is built with Northwest Door's time proven sandwich-type construction method. Interior and exterior galvanized and prepainted steel skins are pressure laminated to a 2" thick CFC-free (EPS) polystyrene core forming a continuous bond. A flexible joint seal is added to the tongue and groove section joints which seal and also provide a true and natural thermal break. It's construction is both fire and smoke rated.

The Therma Classic R Series design overlays are made of prepainted aluminum. They are mechanically attached as well as adhered to the door face for unparalleled holding power. In addition doors are equipped with high quality galvanized torsion hardware for proper counter balance and operation.

The result is an extremely strong and beautiful maintenance-free garage door with outstanding insulating qualities rated at R-8.68.



Tongue and groove weather joint



Energy efficient thermal barrier joint seal on 2" thick insulating core

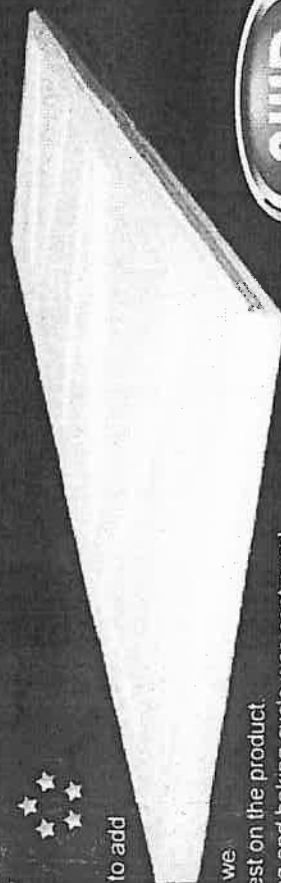


Adjustable ball-bearing adjustment

S2 Series Door Shown

# Overlap Adhesion Guaranteed For Life

For several years composite overlay materials have been utilized on steel garage doors to add designs. These dissimilar materials have lead to a significant number of failures of the composite overlays when used on a steel door. Northwest Door resisted market pressure to produce an overlay product until such time as they had a new all metal product developed. We wanted it to be the best in the business and that is exactly what we achieved. In fact, an INDEPENDENT LABORATORY conducted an accelerated aging test on the product. The door section was cycled from -22 to +160 degrees Fahrenheit. This rigorous freezing and baking cycle was continued for 21 days without product degradation whatsoever. No warping, shrinking, or delaminating occurred. As a result of these tests Northwest Door confidently provides a lifetime warranty on the Therma Classic "R" Series overlay.



Since 1946

# Technical Data

## Dimensions:

Maximum Width 20'-0"  
Maximum Height 14'-0"  
Thickness 2"

## Material Properties

Steel Galvanizing G 40  
EPS Insulation Density 1#  
3MM Annealed Clear Glass (Standard)  
1/2" Insulated and Specialty Glass (Optional)

## Finish:

Bright White Color (Standard)  
Paint Thickness 1mil  
Field Painting (Optional by others)

## Thermal Properties

\*R Value=8.68, U=Value .115  
\* (Calculated door section  
R-Value is in accordance  
with DASMA TDS-163)



6'-0" to 7'-5"  
1-Panel Wide



7'-5" to 11'-3"  
2-Panels Wide



11'-4" to 14'-11"  
3-Panels Wide



15'-0" to 20'-0"  
4-Panels Wide

Therma Classic offers a selection of door sizes and layouts unmatched in the industry, using a combination of 27", 28", 31" and 32" section heights.

## Widths in one inch increments.

6'-0" to 7'-5", 1-Panel Wide  
7'-6" to 10'-11", 2-Panels Wide  
11'-0" to 14'-11", 3-Panels Wide  
15'-0" to 20'-0", 4-Panels Wide



## Heights in one inch increments

6'-9" to 8'-0", 3-Sections High  
9'-0" to 10'-8", 4-Sections High  
11'-3" to 13'-4", 5-Sections High  
13'-6" to 14'-0", 6-Sections High



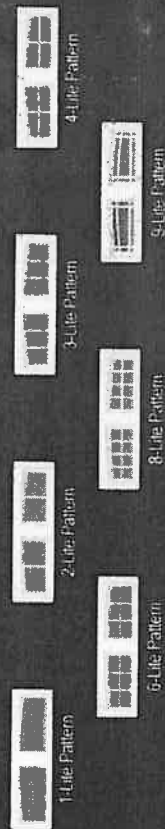
# Therma Classic Doors receive our Four-Coat Paint / Protection Process

Galvanized, Bonderized, Prime painted and a White Topcoat Finish. Doors can also be easily be field painted to match your exact color requirement. Dark color finishes are acceptable, however the installed doors surface when facing the sun should not reach an excess of +200°F.



**WARRANTY:** Therma Classic sections come with a limited lifetime warranty against deterioration due to rust-through of the door skins or delamination of the overlay for as long as you own your home. Parts and accessories are warranted against defects in material and workmanship for one (1) year. Top section must have reinforcement strut applied if it is a window section or if the door is motor operated. Contact your Northwest Door dealer for complete warranty maintenance and painting instructions. Northwest Door reserves the right to make product changes without notice.

## True-Arched Window Selection



All Therma Classic models are offered with arched windows. The arched window frames are a true 26'-0" radius. The radius formed on standard sized single car 2-Panel arched window designs are 8'-0" wide door = 26'-0" radius, 9'-0" wide door = approximately 36'-0" radius, and 10'-0" door = approximately 38'-6" radius.

Models with standard rectangular windows are designated with an "S" as the last of the 5-digit model number. Arched window models are designated with an "A".

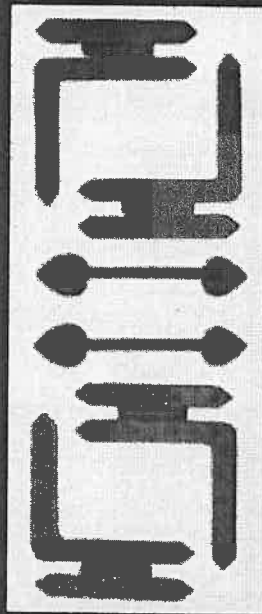


3-Panel doors use a combination of both arched and standard window frames to form a single arch. 4-Panel doors are available in your choice of a single arch or a double arch. (Double Arch Standard)

## Optional Decorative Hardware

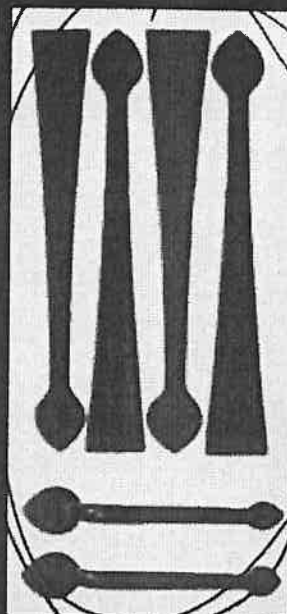
### Classic Series Deco Kit A

Rustic Iron,  
Black Powder  
Coated Finish



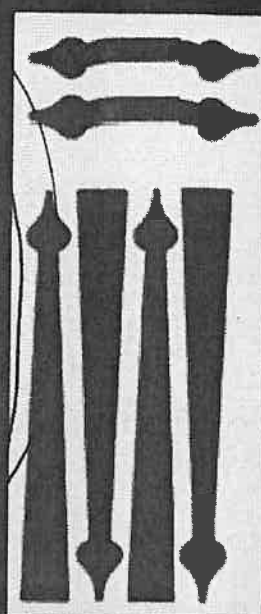
### Traditional Series Deco Kit B

Malleable Iron,  
Black Powder  
Coated Finish



### Americana Series Deco Kit C

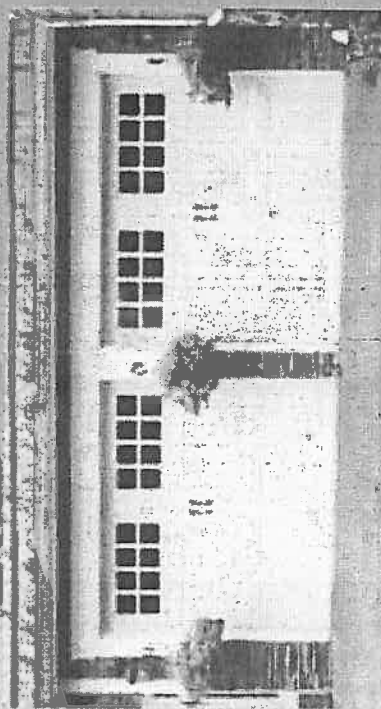
Stamped Steel,  
Crinkle Textured  
Black Powder  
Coated Finish



# Therma Classic's Attractive Three-Section Design

Historically, carriage house doors were swinging doors, made of wood and featured large windows in the upper portion of the doors. Northwest Door has authentically replicated this classic look with the Therma Classic. The Therma Classic is a high performance, insulated steel garage door with conventional operating advantages. It features a unique three-section design which permits taller windows in the door. This gives Therma Classic windows the correct proportions and an unequalled representation of the original carriage house swing doors.

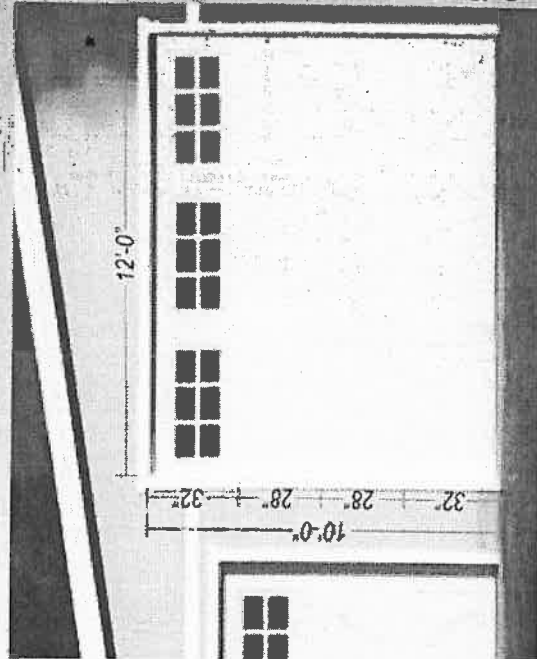
Therma Classic doors up to 8' high use only three door sections by utilizing a selection of 27", 28", 31" and 32" high sections.



Doors are available in a vast selection of sizes and beautiful designs up to a maximum of 20' wide and 14' high. Therma Classic designs maintain a uniform appearance even as door sizes increase. As you can see below,

the model RX06S uses a combination of 32" and 28" high sections. The "X" designs on the door stay true on the larger sizes even with varying door section heights. This precision cannot be achieved with stamped steel garage door panels. Individual pre-painted aluminum overlay design components are hand-crafted, fitted and mechanically attached to the door panels. The aluminum overlays expand and contract at the same rate as the door section thus eliminating failures during varying temperature changes.

Unlike the plastic or composite overlays used by some garage door manufacturers, the Therma Classic designs will hold their shape, stay in place and will not come off of your door, "we guarantee it!"



Therma Classic as well as many other fine Northwest Door products are available from your Northwest Door Dealer. See the complete Northwest Door product selection at [www.nwdusa.com](http://www.nwdusa.com).



- Since 1946 -

**NORTHWEST DOOR®**

Northwest Door, Inc. - PO Box 44605 - Tacoma, WA 98448

[nwdusa.com](http://nwdusa.com)

800-522-2264

Northwest Door recommends LiftMaster Professional

Line Garage Door Openers for the Therma Classic as well as all other Northwest Doors.

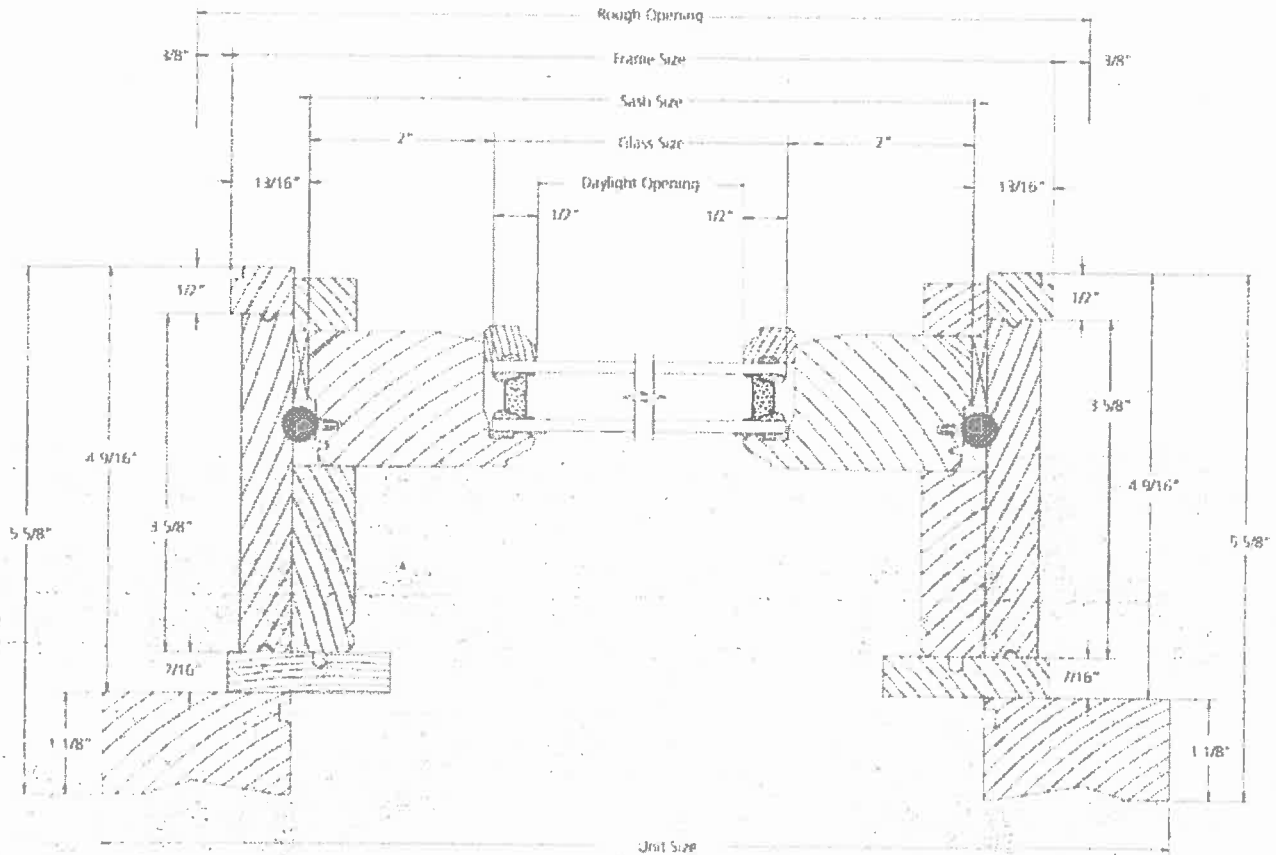


Technical drawing of a window frame assembly, showing cross-sections and dimensions. The drawing includes labels for various components and their sizes:

- Dimensions:**
  - Top:  $1 \frac{1}{8}"$ ,  $5 \frac{7}{8}"$
  - Right:  $3/4"$
  - Bottom:  $1 \frac{1}{8}"$ ,  $1/2"$ ,  $4 \frac{1}{16}"$ ,  $4 \frac{9}{16}"$ ,  $5 \frac{7}{8}"$
  - Left:  $2 \frac{1}{16}"$ ,  $3/16"$ ,  $2 \frac{1}{16}"$ ,  $1/2"$ ,  $1/2"$ ,  $1 \frac{1}{8}"$
  - Internal:  $1/16"$ ,  $1/2"$ ,  $1/2"$ ,  $2 \frac{1}{16}"$ ,  $1 \frac{1}{8}"$
- Labels:**
  - Top:  $4 \frac{9}{16}"$ ,  $4 \frac{1}{8}"$
  - Left: **2nd Size**, **Screen Size**, **Sash Size**, **Glass Size**, **Daylight Opening**
  - Right: **Frame Size**, **Glass Size**, **Sash Size**, **Daylight Opening**

Architectural Detail Manual  
August 2010

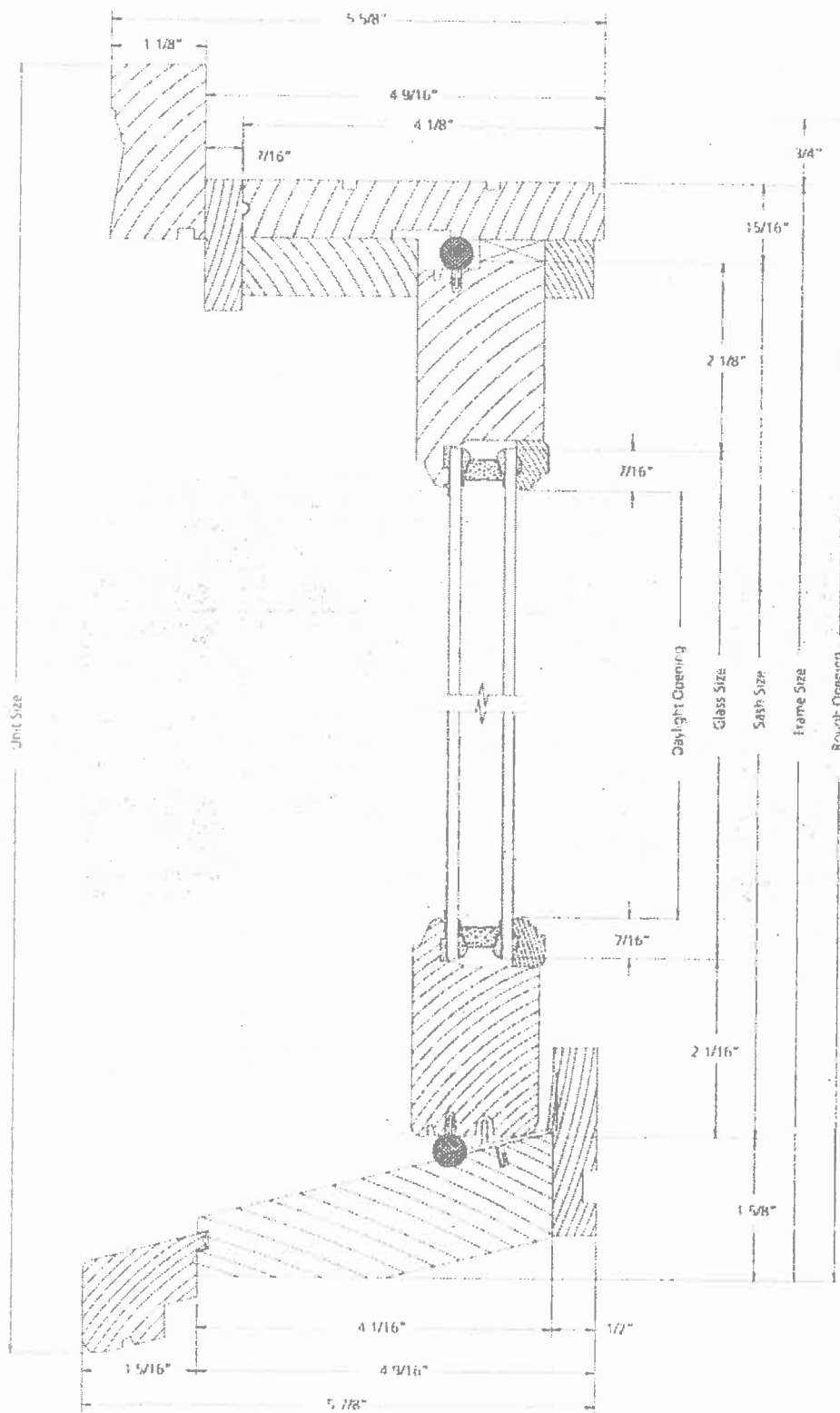
PICTURE UNIT



HORIZONTAL SECTION

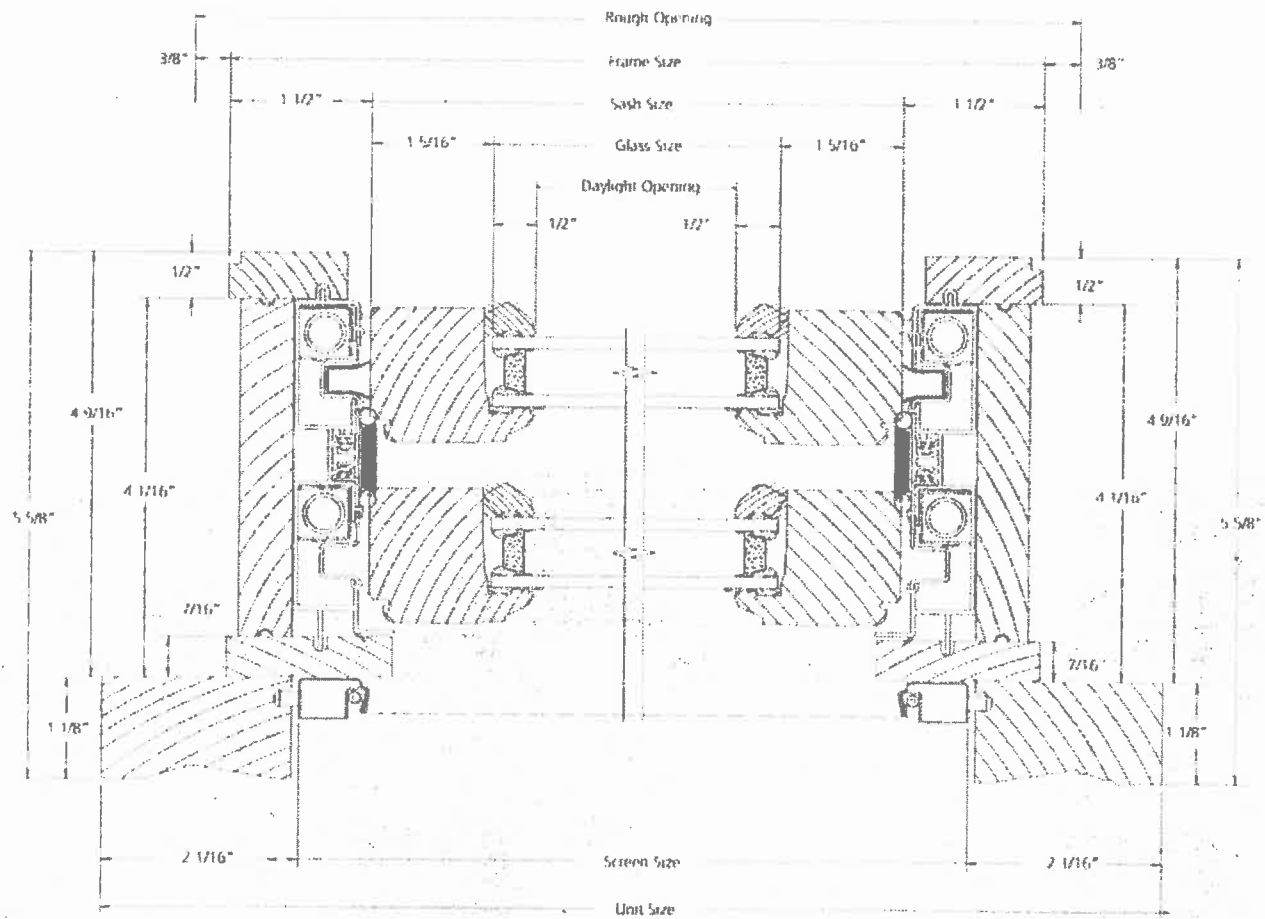


PICTURE UNIT WITH FLANKER  
DP35



VERTICAL SECTION

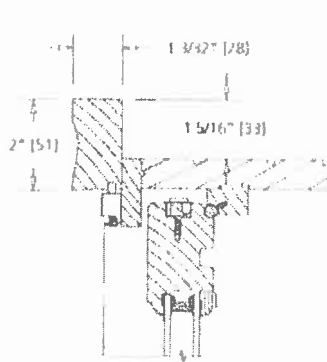
1-WIDE UNIT



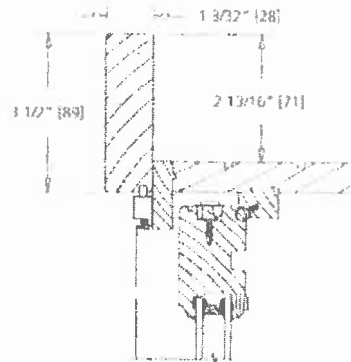
HORIZONTAL SECTION

**TRIM & SILL OPTIONS  
DOUBLE-HUNG**

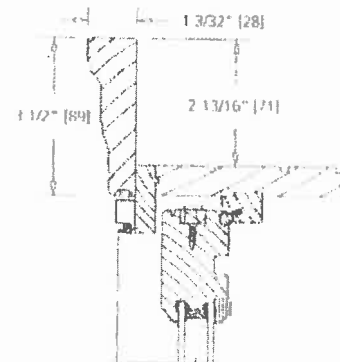
**EXTERIOR TRIM**



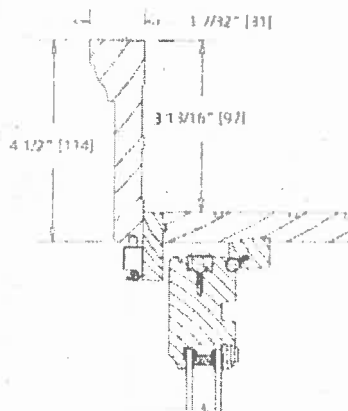
**BRICKMOULD**



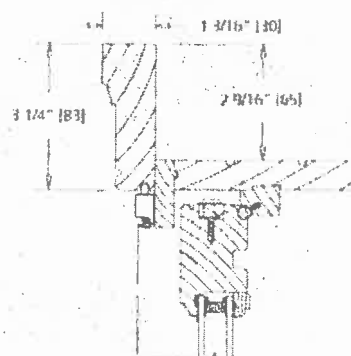
**FLAT CASING**



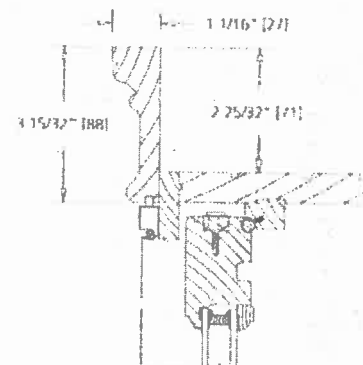
**ADAMS CASING**



**1 X 4 BACKBAND**

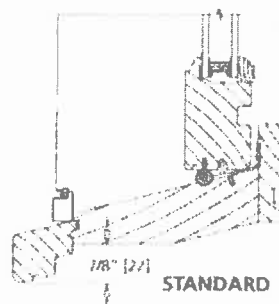


**WILLIAMSBURG**

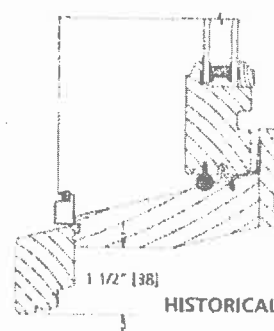


**RB 3 CASING**

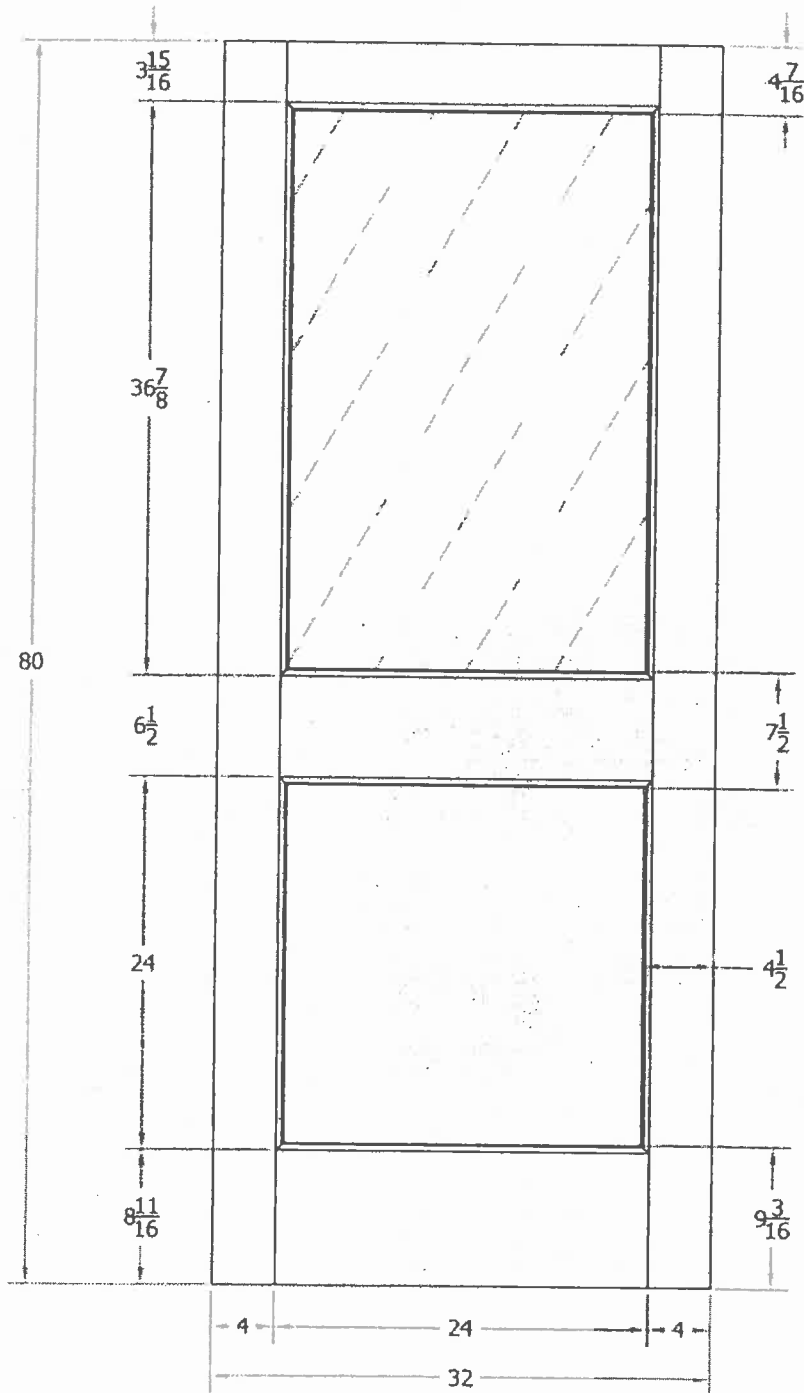
**SILL OPTIONS**



**STANDARD**



**HISTORICAL**



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#### Revisions

Rev. #	Description	Date	by Whom

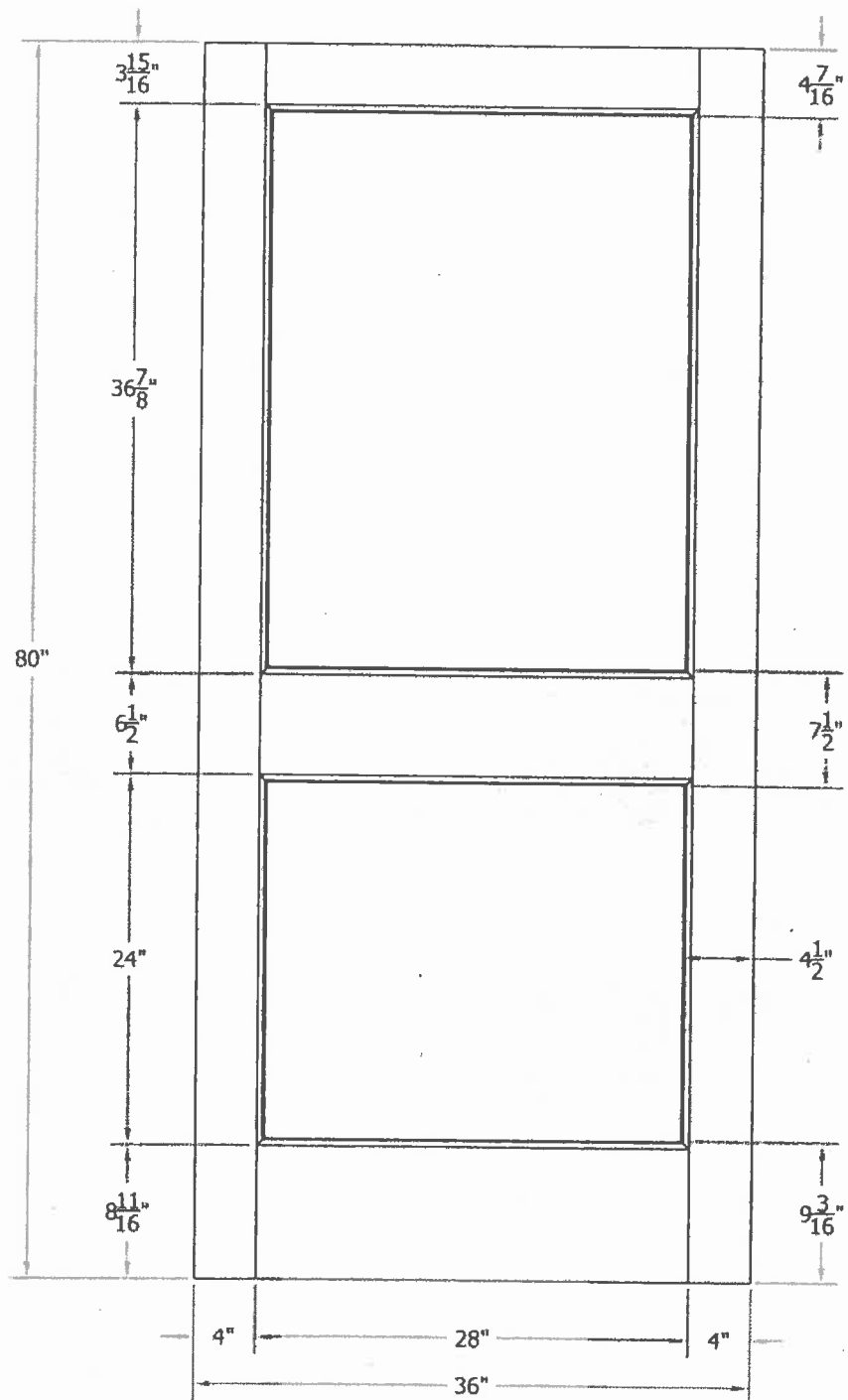
TITLE 7081 2/8 x 6/8  
Customer Layout

DRAWING NO. D-7081-208-608-0700

LAYOUT 00 SCALE NTS PATTERN # 7008

DRAWN BY: J. Decker DATE 10/20/2007

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#### Revisions

Rev. #	Description	Date	by Whom

TITLE 7282 3/0 x 6/8  
Customer Layout

DRAWING NO. D-7282-300-608-0700

LAYOUT 00	SCALE NTS	BORE PATTERN # 7008
DRAWN BY: J. Decker	DATE 02/22/05	

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View Saver  
w/ Raised Panel

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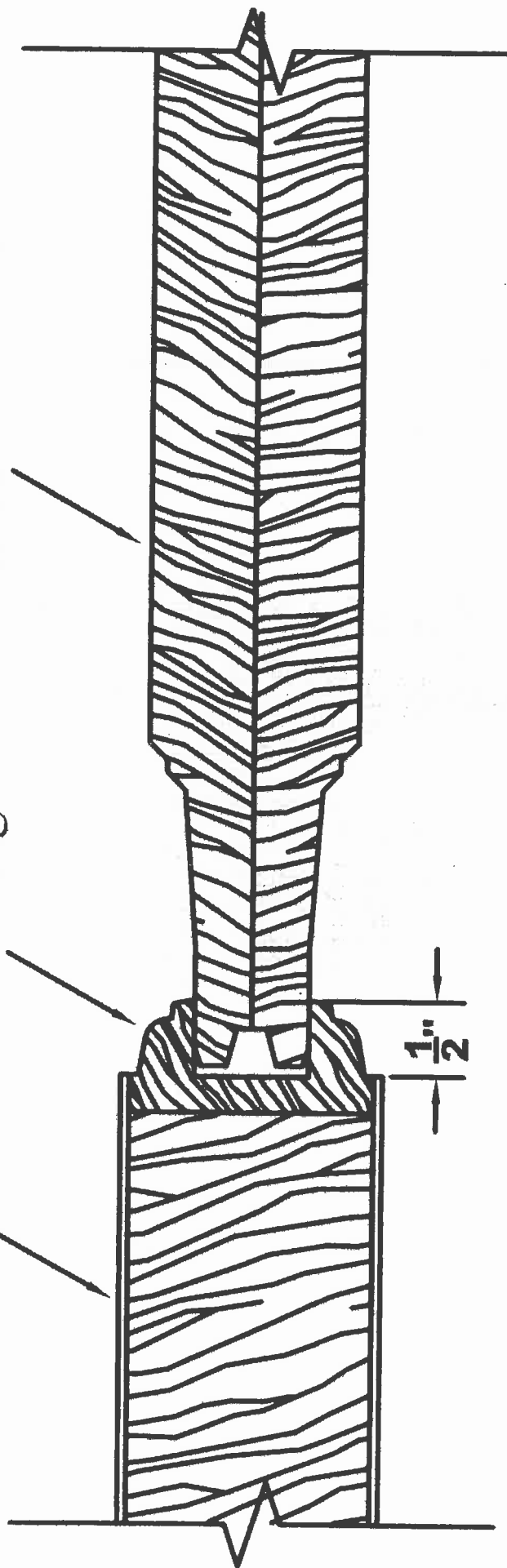
SD-0700-012

1 7/16"  
Innerbond Panel

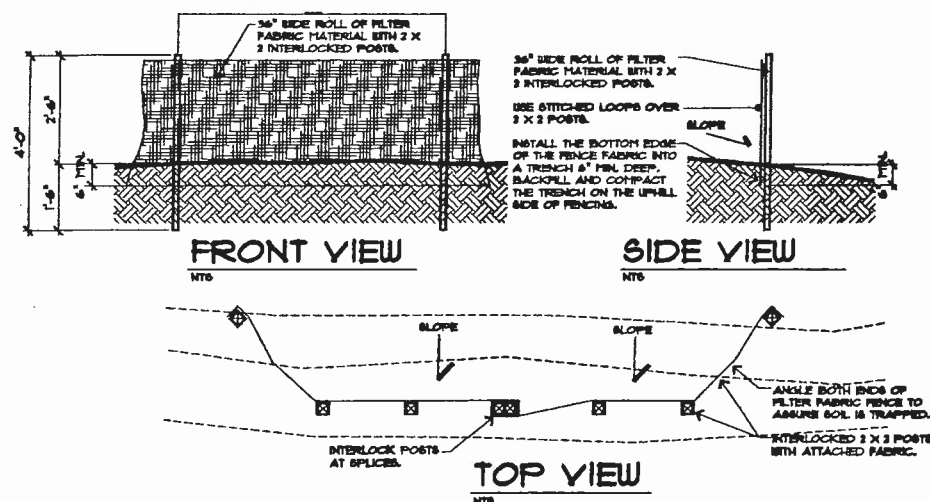
Sticking

Rail

1/2"



1. ALL EXCESS GRADING MATERIAL TO BE EXPORTED TO AN APPROVED DISPOSAL LOCATION.
2. ALL FILL AREAS 16" UNDER GARAGE FLOORS, SIDEWALKS, DRIVEWAYS, ETC... TO BE COMPACTED GRANULAR FILL.
3. THERE WILL BE A BLIGHT OVER EXCAVATION TO PROVIDE CONCRETE PAVING ALL AROUND NEW STRUCTURE.
4. PROVIDE COUNTY/CITY APPROVED SEDIMENT FENCING AROUND EXCAVATED AREA PRIOR TO EXCAVATION AND CONSTRUCTION.
5. PROVIDE COUNTY/CITY APPROVED STABILIZED GRAVELLED CONSTRUCTION ENTRANCE PRIOR TO EXCAVATION AND CONSTRUCTION.
6. STOCKPILES MUST BE COVERED WITH MULCH OR PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30.
7. CONTRACTOR/ SUB-CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
8. BOUNDARY AND TOPOGRAPHY INFORMATION HAS BEEN PROVIDED TO "COSTERMAN DESIGN, INC." WILL NOT BE HELD LIABLE FOR THE ACCURACY OF THIS INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO VERIFY ALL SITE CONDITIONS INCLUDING FILL PLACED ON SITE.
9. ELEVATION ELEVATIONS WERE COLLECTED FROM ACTUAL SITE SURVEY.
10. **ELEVATION LEGEND:**
  - FE = EXISTING GRADE ELEVATION
  - FE = FINAL GRADE ELEVATION
  - FPE = FINISH FLOOR ELEVATION
11. PROVIDE A MINIMUM 6" DEEP GRAVEL BASE UNDER ALL DRIVEWAY AREAS.
12. PROVIDE A 4" MINIMUM GRAVEL BASE UNDER ALL SIDEWALK AND PATIO AREAS.
13. PIPE ALL STORM DRAINAGE FROM THE BUILDING TO A COUNTY/CITY DISPOSAL POINT/CONNECTION.
14. MAXIMUM SLOPE OF CUTS AND FILLS TO BE TWO (2) HORIZONTAL TO ONE (1) VERTICAL FOR BUILDINGS, STRUCTURES, FOUNDATIONS, AND RETAINING WALLS.
15. PROVIDE AND MAINTAIN FINISH GRADE WITH POSITIVE DRAINAGE AWAY FROM STRUCTURE ON ALL SIDES WITH A SLOPE OF 6" MINIMUM IN 10'-0".



## SEDIMENT CONTROL FENCING

SCALE: 1 = NONE

SE 15th ST.

ALLEY

8E 6th AVE.

LEGAL  
1808 DE 6th AVE.  
CITY OF WEST LINN, OR  
CLACKAMAS COUNTY

SCALE: 1" = 10'

LOT INFORMATION:

BUILDING COVERAGE (NOT INCLUDING BAYED)  
BUILDING HEIGHT:  
MIN. BUILDING SETBACKS:

8,000 SQ. FT.  
1,910 SQ. FT. = 23.36% (80% MAX)  
16'-0" FINISHED GRADE TO HIGHEST RIDGE  
20 FT. HOUSE FRONT  
3 FT. REAR  
10 FT. CORNER SIDE  
5 FT. INTERIOR SIDE

NOTICE TO PRINTERS, BUILDING CODE OFFICIALS  
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BUILDING SITE ADDRESS: AUTHENTICITY STAMP  
1408 SE 64th AVE.

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# Osterman

DESIGN INC.

13083 S. Strawbridge Road  
Oregon City, Oregon 97048

Office: (503) 631-TT25

Fax: (503)-631-7116

# SITE DEVELOPMENT PLAN

SCALE: 1" = 10'  
PROJECT:  
**HALE REMODEL**

**CONTACT:**

MR. JOY HALE  
E, WEST LIND O

OWNER: JUDY HALE  
608 E 6th AVE, WEST LINN OR 97060

BOB 080-4433

803 080-4439



SCALE: 1/4" = 1'-0"

THE BUILDABLE-CONTRACTORSHIP ASSUMES FULL RESPONSIBILITY FOR THE ABOVE BUILDING WEATHER ENVELOPE INCLUDING THE CORRECT INSTALLATION OF AN INTERIOR MATERIALS / FINISHES AND WATERPROOFING.  
 'DEFENDMAN DESIGN, INC.' DOES NOT ASSUME RESPONSIBILITY FOR DETAILS AROUND THE INTERIORS OF THE BUILDING ENVELOPE.



SCALE: 1/4" = 1'-0"

THE BUILDER/SUB-CONTRACTOR/OWNER ASSUMES FULL RESPONSIBILITY FOR THE ENTIRE BUILDING WEATHER ENVELOPE INCLUDING THE CORRECT INSTALLATION OF ALL EXTERIOR MATERIALS / FINISHES AND WATERPROOFING.  
"OUTERMAN DESIGN, INC." DOES NOT ASSUME RESPONSIBILITY FOR DETAILS AND/OR THE INTEGRITY OF THE BUILDING ENVELOPE.



SCALE: 1/4" = 1'-0"

THE BUILDER/SUB-CONTRACTOR/OWNER ASSUMES FULL RESPONSIBILITY FOR THE ENTIRE BUILDING WEATHER ENVELOPE INCLUDING THE CORRECT INSTALLATION OF ALL INTERIOR MATERIALS / FINISHES AND WATERPROOFING. "COVERMAN DRYBAG, INC." DOES NOT ASSUME RESPONSIBILITY FOR DETAILS AND/OR THE INTEGRITY OF THE BUILDING ENVELOPE.



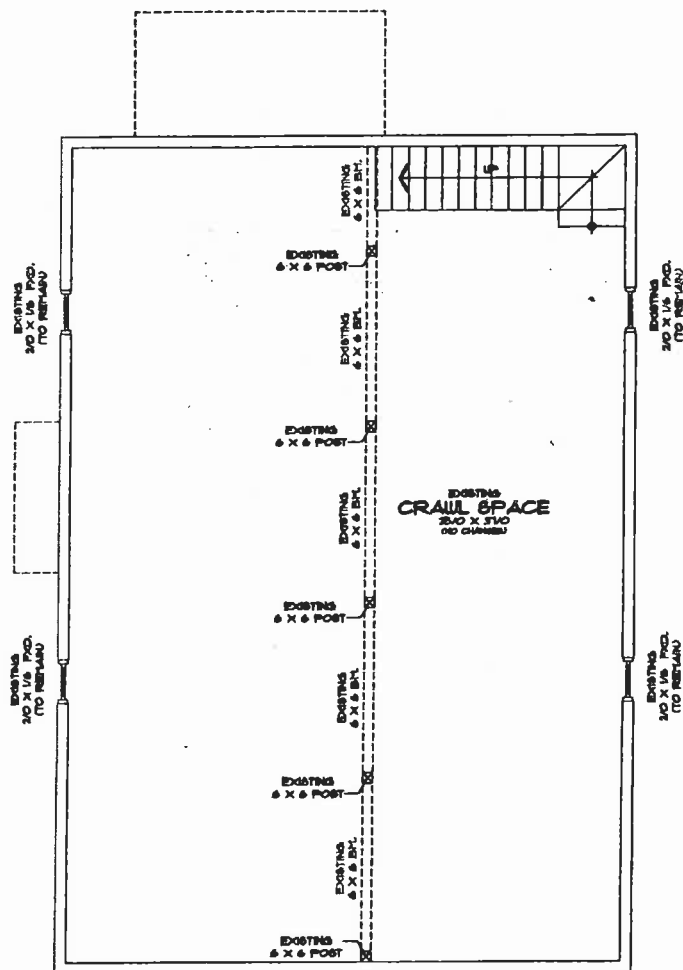
A1.1) SCALE: 1/4" = 1'-0"

THE BUILDING CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE ENTIRE BUILDING ENVELOPE INCLUDING THE CORRECT INSTALLATION OF ALL EXTERIOR MATERIALS / FINISHES AND WATERPROOFING. CRYSTALMAN DESIGN INC. DOES NOT ASSUME RESPONSIBILITY FOR DETAILS AND/OR THE INTEGRITY OF THE BUILDING ENVELOPE.

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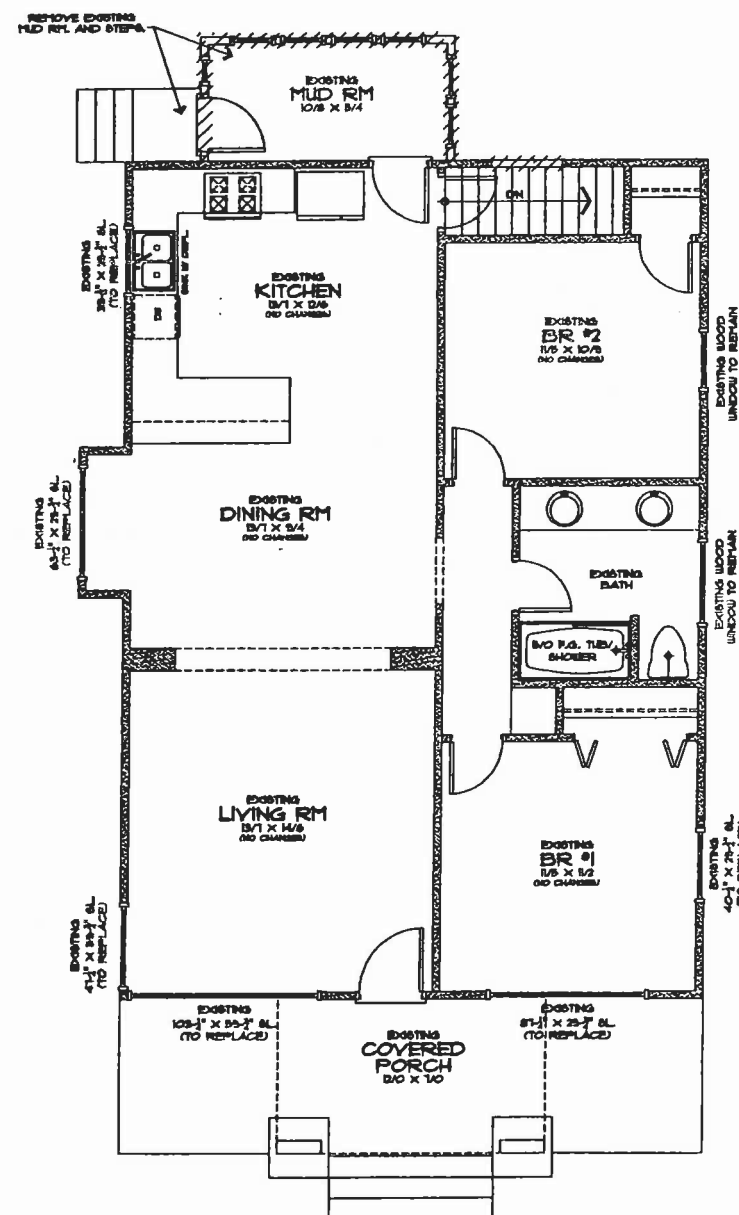
OWNER: JUDY HALE  
1608 6E 6TH AVE., WEST LINN OR 97068  
BOB 680-4439



1  
A6.1  
EXISTING BASEMENT LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**WALL LEGEND:**

- EXISTING WALL
- NEW WALL
- WALL TO BE REMOVED
- BEARING WALL



2  
A6.1  
EXISTING MAIN LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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1808 S. Stonebridge Road  
Oregon City, Oregon 97048

Office: (503)-631-1123

Fax: (503)-631-1116

SHEET TITLE  
**EXISTING FLOOR PLANS**  
SCALE: 1/4" = 1'-0"

PROJECT:  
**HALE REMODEL**

CONTACT:  
JUDY HALE  
OWNER, JUDY HALE  
1808 S. STONEBRIDGE ROAD, OREGON CITY, OREGON 97048  
PHONE: (503) 631-1123

REVISED:

DATE: 4-NOV-10

PROJECT #

1910

SHEET #

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