

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>SARA</i>	PROJECT No(s). <i>DR-14-06</i>	
NON-REFUNDABLE FEE(S) <i>100-</i>	REFUNDABLE DEPOSIT(S) <i>0</i>	TOTAL <i>100-</i>

Type of Review (Please check all that apply):

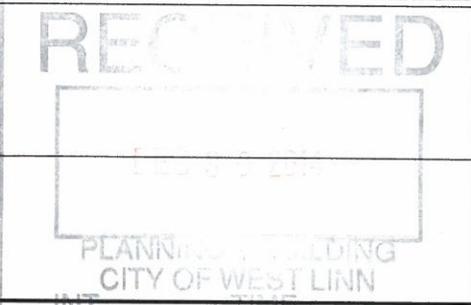
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|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input checked="" type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: <i>1724 4TH AVE</i>	Assessor's Map No.: 31E02BD01200
	Tax Lot(s): 1
	Total Land Area: .17 acres

Brief Description of Proposal: *REDUCE THE WINDOW HEIGHT OF ONE WINDOW ON THE GROUND FLOOR FROM 72 INCHES TO 62 INCHES TO ALLOW FOR INSTALLATION OF A COUNTER AND SINK IN THE ADJACENT KITCHEN. THE WINDOW IS ON THE NE SIDE OF THE HOME FACING THE DRIVEWAY.*

Applicant Name: <i>PETER GRAVES</i> <small>(please print)</small>	Phone: <i>503-502-7687</i>
Address: <i>PO BOX 582</i>	Email: <i>kelpgraves@gmail.com</i>
City State Zip: <i>WEST LINN, OR 97068</i>	

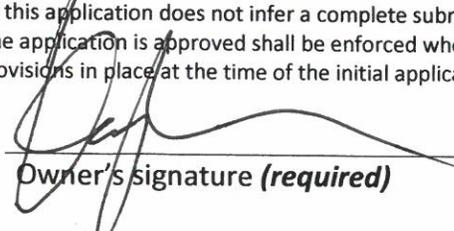
Owner Name (required): <i>SAME</i> <small>(please print)</small>		Phone:
Address:		Email:
City State Zip:		

Consultant Name: <i>N/A</i> <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

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 denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) 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.
 If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

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.

	12-29-14		12/29/14
Applicant's signature	Date	Owner's signature (required)	Date

Development Review Application

Narrative:

This proposal involves a façade alteration to 1724 4th Ave. The alteration consists of decreasing the size of one exterior window, on the northeast side of the home, to allow for installation of a kitchen counter and sink. The window needs to be shortened by 10 inches, from 72 inches to 62 inches, to allow for the kitchen installation. The window material will remain the same (wood) and the siding will be repaired/replaced to match the original siding.

Application of CDC 25.060 to this proposal:

This proposal meets the approval criteria listed in CDC 25.060.

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 window does not contain any stylistic features/artistic detail/craftmanship original to the home. The window was stylistically altered prior to our purchase of the home.*
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.
 - *The window, once removed, will be professionally restored and cut to the correct/altered size. Original construction materials will be retained or, when necessary, replaced with the same materials.*
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 window alteration will not affect the historical appearance of the home.*

Section 4 is not applicable to this proposal.

4. 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 window alteration will be compatible with the materials, features, size, etc. of the other windows on the home.*
5. 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 window alteration is a minor change, which could be easily reversed if needed. The alteration does not affect any structural portions of the home, or affect the historical integrity of the property.*

Sections 7–9 are not applicable to this proposal.

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.

- *After the window is altered, the siding under the window will be replaced with the same wood siding which is currently on the home.*

Sections 11–14 are not applicable to this proposal.

15. Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance, 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.

- *The window, once removed, will be professionally restored and cut to the correct/altered size. Original construction materials will be retained or, when necessary, replaced with the same materials.*

Sections 16–20 are not applicable to this proposal.

Application of CDC 25.070 to this proposal:

This proposal meets the approval criteria of CDC 25.070.

A. Standards for alterations and additions.

1. Compatibility with nearby context. Alterations and additions shall be:

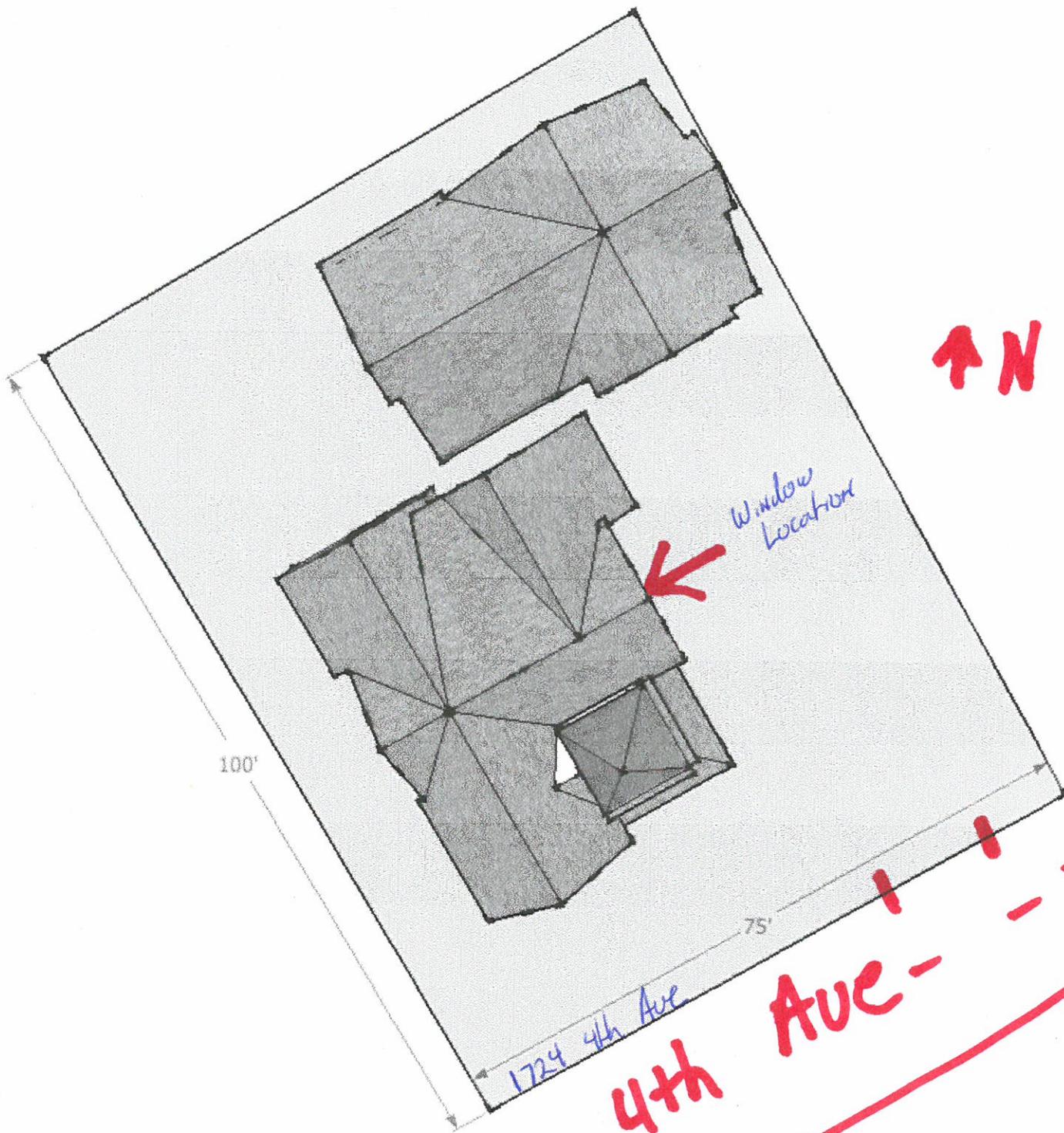
- a. Compatible in scale and mass to adjacent properties; and
- b. Constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.

- *The window alteration is minor and does not alter the overall appearance of the home. The home will remain compatible in appearance to the adjacent properties. The privacy of any neighboring properties will not be affected.*

Subsections 2 and 3 are not applicable to this home.

Section B is not applicable to this proposal.

This proposal does not trigger any of the approval criteria listed in Section C.



Existing

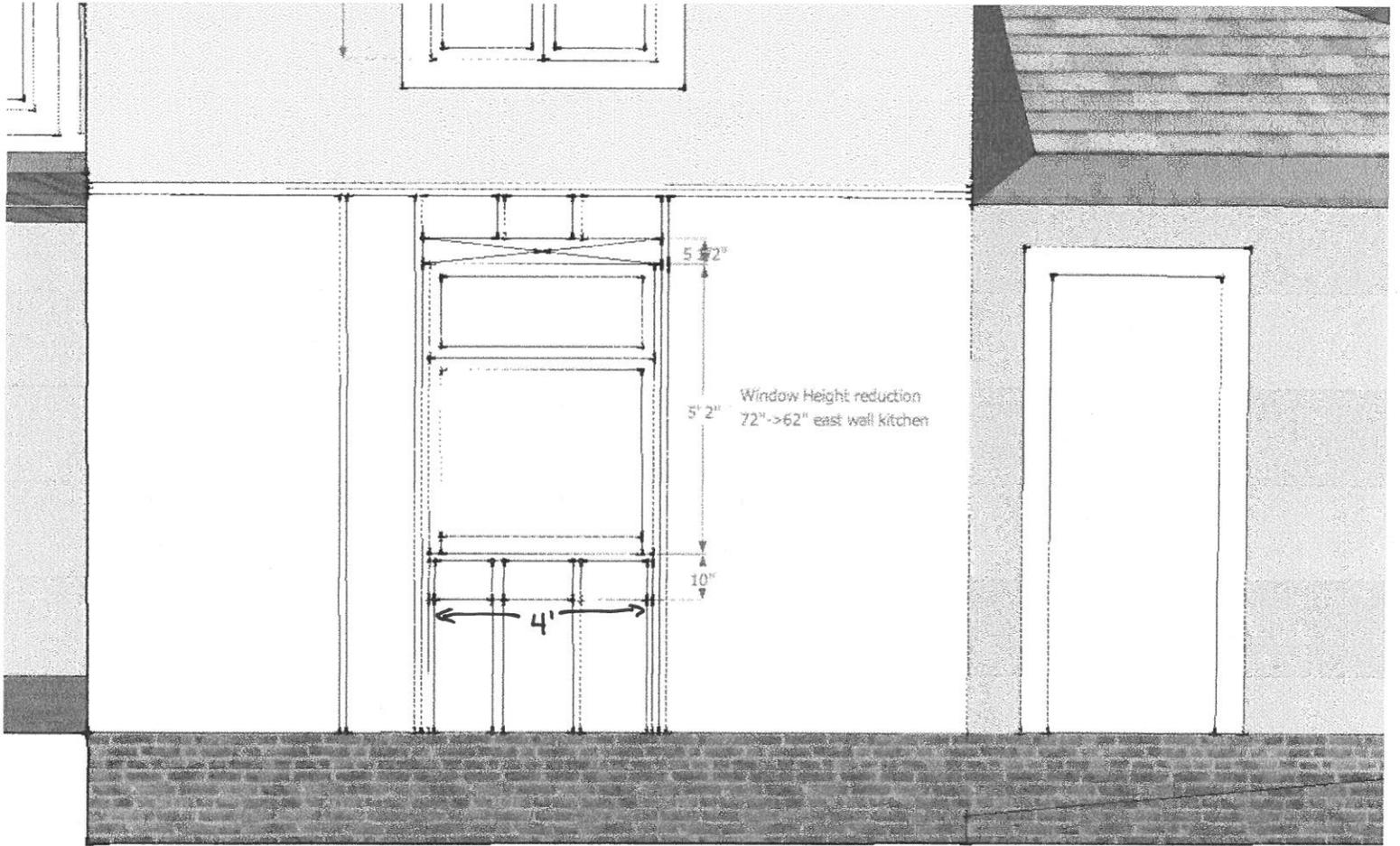


Proposed



Window constructed of wood sash, no light panels
wood trim. Siding is wood shiplap.

Scale $\frac{3}{16}'' \rightarrow 1'$





Downey House - Window Dra