



**STAFF REPORT
PLANNING MANAGER DECISION**

FILE NUMBER: DR-14-06, Class I Historic Design Review

REQUEST: Reduction in window size from 72 inches to 62 inches

**APPROVAL
CRITERIA:** Community Development Code (CDC) Chapter 25, Historic Resources

**STAFF REPORT
PREPARED BY:** Sara Javoronok, Associate Planner

Planning Manager's Review *JB*

TABLE OF CONTENTS

STAFF ANALYSIS AND RECOMMENDATION

GENERAL INFORMATION 2
BACKGROUND..... 3
ANALYSIS 5
DECISION..... 5

ADDENDUM

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS 7

EXHIBITS

PM-1 AFFIDAVIT OF NOTICE.....10
PM-2 NOTICE MAILING PACKET.....11
PM-3 HISTORIC SITE INVENTORY FORMS15
PM-4 APPLICANT SUBMITTAL17

GENERAL INFORMATION

**APPLICANT/
OWNER:** Peter Graves

SITE LOCATION: 1724 4th Avenue

**LEGAL
DESCRIPTION:** Clackamas County Assessor's Map 31E02BD, Tax Lot 1200

SITE SIZE: 7,500 square feet

ZONING: R-5, Single Family Residential Detached and Attached/Duplex

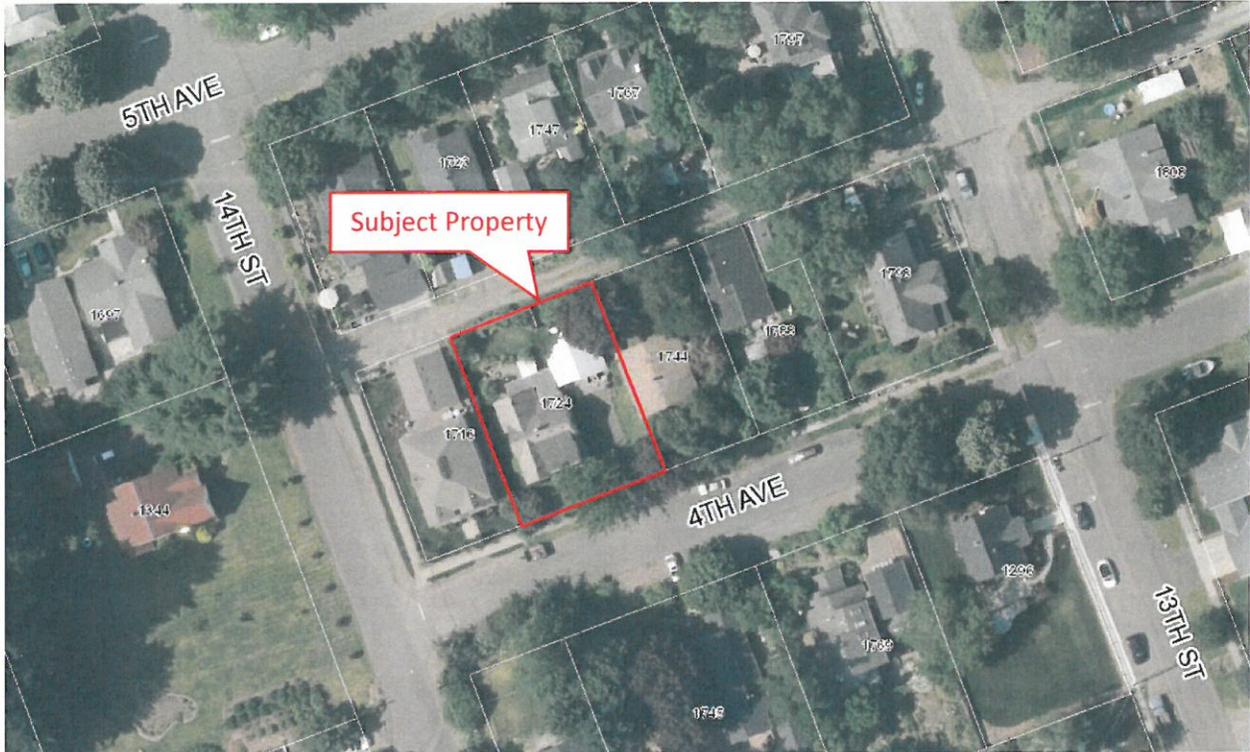
**COMP PLAN
DESIGNATION:** Medium Density

120-DAY PERIOD: The application was complete on January 5, 2015. Therefore, the 120-day application processing period ends on May 5, 2015.

PUBLIC NOTICE: Public notice was mailed to the Willamette Neighborhood Association and to affected property owners on January 9, 2015, a notice posted on the site on January 13, 2015, and the application has been posted on the City's website. Therefore, notice requirements have been satisfied.

BACKGROUND

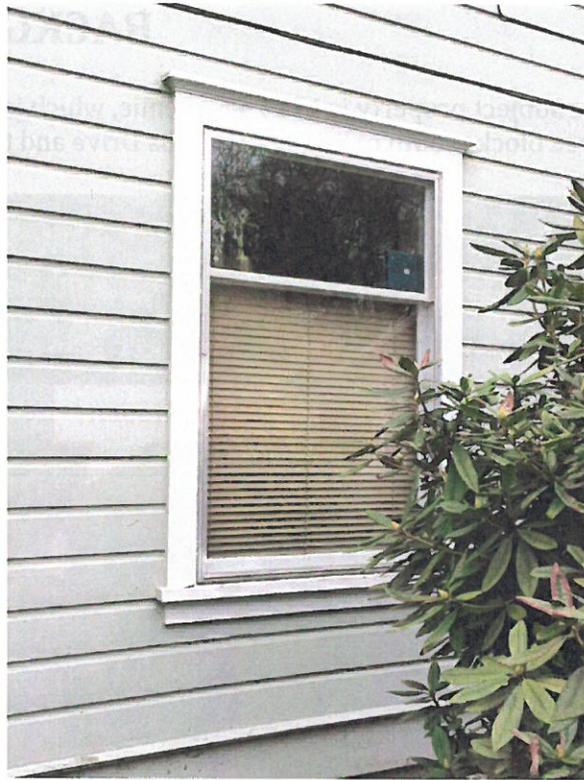
The subject property is 1724 4th Avenue, which is in the Willamette Historic District, approximately three blocks south of Willamette Falls Drive and two blocks west of Willamette Primary School.



Front façade of existing residence



East (right) elevation of existing residence, the first floor window would be reduced in size



Window to be reduced in size

Site Conditions. The property accommodates a contributing single family home constructed c. 1905 and a c. 1960 non-contributing garage/carport. The residence is constructed in the Queen Anne style. It has a cross gable roof with decorative shingles in the gable ends. It has wood shiplap siding and there appear to be additions to the rear. There is decorative spindlework on the front porch. A historic photo submitted with the application shows that there was originally an open turret on the front elevation that was enclosed. The windows are wood and many have ogee lugs and aluminum storm windows. The property was included in the City's 2006 Reconnaissance Level Survey and the 1984 Clackamas County Inventory (Exhibit PM-3).

Project Description. The property owner is remodeling the kitchen and is proposing to reduce the size of the window from 72 inches to 62 inches to allow for the installation of a counter and sink in the adjacent kitchen.

Surrounding Land Use. The property is on the southern edge of the Willamette Historic District. The properties to the north, west, and east are zoned Single Family Residential, Detached and Attached/Duplex (R-5). The property to the south is zoned Single Family Residential Detached (R-10).

DIRECTION FROM SITE	LAND USE	ZONING
North	Single family residence	R-5
East	Single family residence	R-5
South	Single family residence	R-10
West	Single family residence	R-5

Public comments. To date, staff has not received any comments from the public.

ANALYSIS

CDC Chapter 25, Historic Resources applies to this project, specifically CDC 25.040(B)(2), Class I historic design review for alteration of less than 100 square feet of a façade, CDC 25.060 Design Standards Applicable to Historic Resources, subsection (A) Standards for Alterations and Additions and CDC 25.070 Additional Standards Applicable to Historic Districts subsection (A).

DECISION

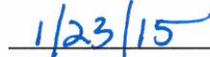
Staff approves application DR-14-06 subject to the following condition:

1. Plans, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit PM-4.
2. Siding. The applicant shall, to the greatest extent possible, match and lace the new wood siding to blend with the existing wood siding.

Staff has determined that with the recommended condition of approval as discussed above, the application meets the criteria of Chapter 25.

This decision was processed under the provisions of Chapter 99.


Sara Javoronok, Associate Planner


Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to or on January 23, 2015. Approval will lapse three years from effective approval date.

Mailed this 23rd day of January, 2015.

Therefore, the 14-day appeal period ends at 5 p.m., on

February 6, 2015

Notes to applicant.

- Expiration of Approval. This approval shall expire three years from the effective date of this decision.
- Additional Permits Required. Your project may require the following additional permits:

- Public improvement permit: contact Engineering at (503) 723-5501 or mcoffie@westlinnoregon.gov
- Public works permit: contact Engineering at (503) 723-5501 or mcoffie@westlinnoregon.gov
- On-Site Utilities: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov. (Electrical permits are through Clackamas County, not the City of West Linn.)
- Building permit: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov.
- Inspections: Call the Building Division's Inspection Line at (503) 722-5509.

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS

DR-14-06

CHAPTER 25, HISTORIC RESOURCES

25.040 HISTORIC DESIGN REVIEW PROCESSES

Proposed changes to historic resources that are not exempted by subsection A of this section, Exemptions from historic design review, are subject to subsection B of this section, Class I historic design review, or subsection C of this section, Class II historic design review. Class I historic design review addresses significant changes that warrant staff review. Class II historic design review addresses major changes including additions and new construction, subject to Historic Review Board approval. The processes for conducting Class I and Class II historic design review are in Chapter 99 CDC.

B. Class I historic design review. The following are subject to Class I historic design review to determine their compliance with the applicable approval standards:

...

2. Facade alteration. Alteration of a facade when 100 square feet or less of the structure's facade is being altered;

Finding 1: The proposed change is subject to Class I historic design review since it is an alteration of less than 100 square feet on a side façade.

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.

Finding 2: The applicant is proposing to reduce the size of the window 10 inches from 72 inches to 62 inches. The existing window is a two light transom window. The reduction will be from the bottom of the window. This will not affect stylistic features of the original construction. The criterion is met.

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.*

Finding 3: The applicant is proposing to cut the existing window to the new size, and, unless necessary to replace material, will use the same material. The criterion is met.

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.*

Finding 4: The proposed alteration of the window size will not seek to create a false sense of historical development. The criterion is met.

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.*

Finding 5: The proposed alteration of the window will be compatible with the existing window in terms of material, features, and size of other windows on the property. The criterion is met.

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.*

Finding 6: The proposed alteration of the window could be reversed, if necessary. It does not alter the essential form and integrity of the property, nor does it affect structural portions of the residence. The criterion is met.

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.*

Finding 7: The applicant is proposing to use siding that matches the existing wood siding in the area below the wood window. Staff finds that this is acceptable provided that the applicant laces the siding to blend with the existing siding. This criterion can be met with Condition of Approval #2.

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.*

Finding 8: The applicant is proposing to cut and restore the existing window and reuse it. The original construction materials will be retained unless it is necessary to replace them, and the replacement would be the same material. The criterion is met.

25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

This section provides additional standards that are applicable to properties within a historic district.

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.*

Finding 9: The proposed window alteration with siding replacement will result in a window that is compatible in scale and mass. The proposed alteration reduces the size of the window and is unlikely to alter the existing conditions regarding privacy of adjacent properties. If there is an alteration, it would increase the privacy of adjacent properties. The criterion is met.

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. SR-14-06 Applicant's Name Peter Graves
Development Name _____
Scheduled Meeting/Decision Date 1-23-15

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) 1-9-15 (signed) S. Shroyer
- B. Affected property owners (date) 1-9-15 (signed) S. Shroyer
- C. School District/ Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 1-9-15 (signed) S. Shroyer
Willamette

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

Date: 1-9-15 (signed) S. Shroyer

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) 1-23-15 (signed) S. Shroyer

PUBLIC NOTICE CHECKLIST

DR.
FILE NO.: 14-06 SITE ADDRESS: 1724 4th Avenue

PROJECT MANAGER: Sara Javoronok DATE: 1/5/15
MAILING DEADLINE DATE - 14-day or 20-day (circle one): _____
PUBLISH IN LOCAL PAPER (10 days prior): Yes _____ No X
MEETING DATE: N/A

SEND TO (check where applicable):

Applicant: Name: Peter Graves Applicant Address: P.O. Box 582 WL
(not living in house yet)

If Applicant Representative or Owner to receive please list in others below:

- School District/Board _____
- Metro _____
- Tri-Met _____
- Clackamas County _____
- ODOT (if on State Hwy. or over 40 dwelling units) _____
- Neighborhood Assn(s). _____
(please specify) Willamette
- Division of State Lands _____
- US Army Corps of Engineers _____
- Stafford-Tualatin CPO _____
- City of Lake Oswego _____
- Dept. of Fish & Wildlife _____
- Other(s): _____

Other(s): property owners w/in 300 ft.

Other(s): _____

Other(s): _____

Other(s): _____

Other(s): _____

Other(s): _____

**CITY OF WEST LINN
PLANNING MANAGER DECISION
FILE NO. DR-14-06**

The West Linn Planning Manager is considering a Class I Historic Design Review application to reduce the size of a window on a side elevation from 72 inches to 62 inches at 1724 4th Avenue.

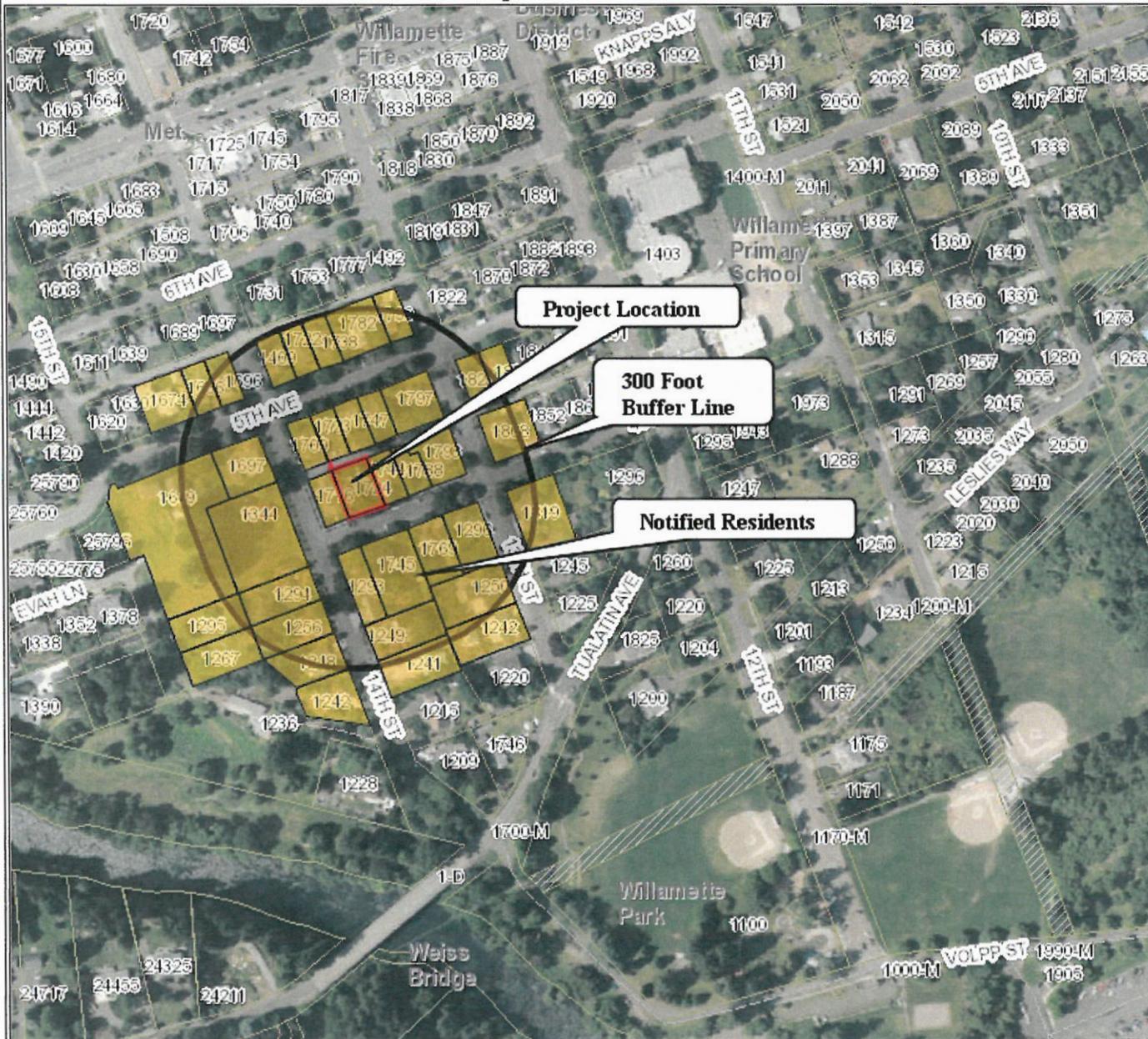
The decision will be based on the approval criteria in chapter 25 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov.cdc>.

You have received this notice because County records indicate that you own property within 300 feet of this property (Tax Lot 1200 of Clackamas County Assessor's Map 31E02BD) or as otherwise required by the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site <http://westlinnoregon.gov/planning/1724-4th-avenue-historic-review-window-size-reduction> or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas are invited and can influence the final decision of the Planning Manager. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, January 23, 2015,** so please contact us prior to that date. For further information, please contact Sara Javoronok, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 722-5512, sjavoronok@westlinnoregon.gov.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. It is important to provide all evidence to the Planning Manager. Generally, the City Council will not be able to accept additional evidence if there is an appeal of this application. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

1724 4th Avenue Notification Map



Scale 1:3,600 - 1 in = 300 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 05-Jan-15 04:20 PM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOptix.



CITY OF West Linn

PLANNING MANAGER DECISION 2015-01-23

**PROJECT # DR-14-06
NOTICE DATE 2015-01-09**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets, land use application notice, and to address the worries of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

Oregon Historic Site Form

Downey House
1724 4th Ave
West Linn, Clackamas County

LOCATION AND PROPERTY NAME

address: 1724 4th Ave apprx. addr
West Linn vcnt Clackamas County
 Optional Information
 assoc addresses:
 (former addresses, intersections, etc.)
 location descr:
 (remote sites)

historic name: Downey House
 current/
 other names:
 block nbr: ___ lot nbr: ___ tax lot nbr: 1200
 township: 03S range: 01E section: 02 1/4: BD
 zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 2 total # eligible resources: 2 total # ineligible resources: ___
 elig. evaluation: eligible/contributing NR status: Listed in Historic District
 primary constr date: 1903 (c. secondary date: _____ (c.) (indiv listed only; see Grouping for hist dist)
 (optional--use for major addns) NR date listed: _____
 primary orig use: Single Dwelling orig use comments: _____
 secondary orig use: _____ prim style comments: _____
 primary style: Queen Anne sec style comments: _____
 secondary style: Vernacular siding comments: Shiplap with corner an rake boards. Decorative shingles in gable peak
 primary siding: Horizontal Board architect: _____
 secondary siding: Shingle builder: _____
 plan type: Crosswina
 comments/notes: at one time this structure had a turrett

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	Other (enter description)
COWL Willamette Historic District	
West Linn Survey- Willamette Conservation District, 2006	Survey & Inventory Project
West Linn, Willamette Falls Neighborhood, RLS 2008, 2008	Survey & Inventory Project
Willamette Falls Neighborhood Historic District, 2008	Listed Historic District

farmstead/cluster name: _____ external site #: WL-2-41
 (ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

NR date listed: _____ NHD
 ILS survey date: _____
 RLS survey date: 3/17/2006
 Gen File date: _____
 106 Project(s)



Cultural Resource Survey Form

CLACKAMAS COUNTY

T. D. NUMBER WL-2-41

PHOTO INFORMATION:

ROLL: xxx
FRAME: 13

STUDY AREA: West Linn
LEGAL: T. 3 R. 1E SEC. 2BD
TAX (LOTS): 1200
ZONE _____ SIZE .29

IDENTIFICATION:

COMMON/HISTORICAL NAME: Downey Residence
ADDRESS: 1724 S.E. 4th Avenue AREA: West Linn
CURRENT OWNER: Walter C. Peterson USE: Residence
OWNER'S ADDRESS: same West Linn
ORIGINAL OWNER: Downey USE: Residence
AREA OF SIGNIFICANCE: TOWN: X COUNTY: _____ CITY: _____ NATION: _____

HISTORIC INTEREST:

THEME: Architecture - 20th Century DATE: 1910
DESCRIPTION: _____

ARCHITECTURAL INTEREST:

STYLE: Vernacular STORIES: 1 1/2
DATE: 1910 CONDITION: Good ARCHITECT: _____
SIDING: Shiplap with corner and rake boards. Decorative shingles in gable peak.
ROOF: Cross gable roof.
DOORS: _____
WINDOWS: Long 1/1 double-hung windows with modest architrave molding above first story windows. Double-hung windows with smaller pane above in first floor.
MAIN ENTRANCE: Roof (formerly hip?) supported by turned posts and decorative brackets with combed balustrade.

NOTES: At one time this house had a turret. A sun porch has been added. Roof supported by brackets. Addition on rear.



BIBLIOGRAPHY:

0

DATE: Jan. 1984
RECORDER: BORGE/ALTIER
438

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):

- | | | |
|--|---|--|
| <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:
1724 4TH AVE

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: PETER GRAVES
(please print)

Phone: 503-502-7687

Address: PO BOX 582

Email: kelpgraves@gmail.com

City State Zip: WEST LINN, OR 97068

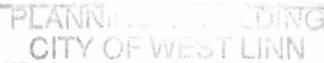
Owner Name (required): SAME
(please print)


Phone:

Address:

Email:

City State Zip:

Consultant Name: N/A
(please print)


Phone:

Address:

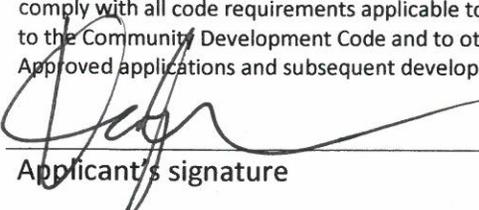
Email:

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.

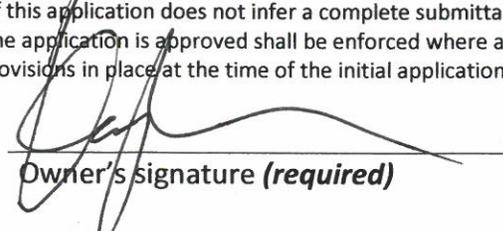
* No CD required / ** Only one hard-copy set needed

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.


 Applicant's signature

12-29-14

Date


 Owner's signature (required)

12/29/14

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:

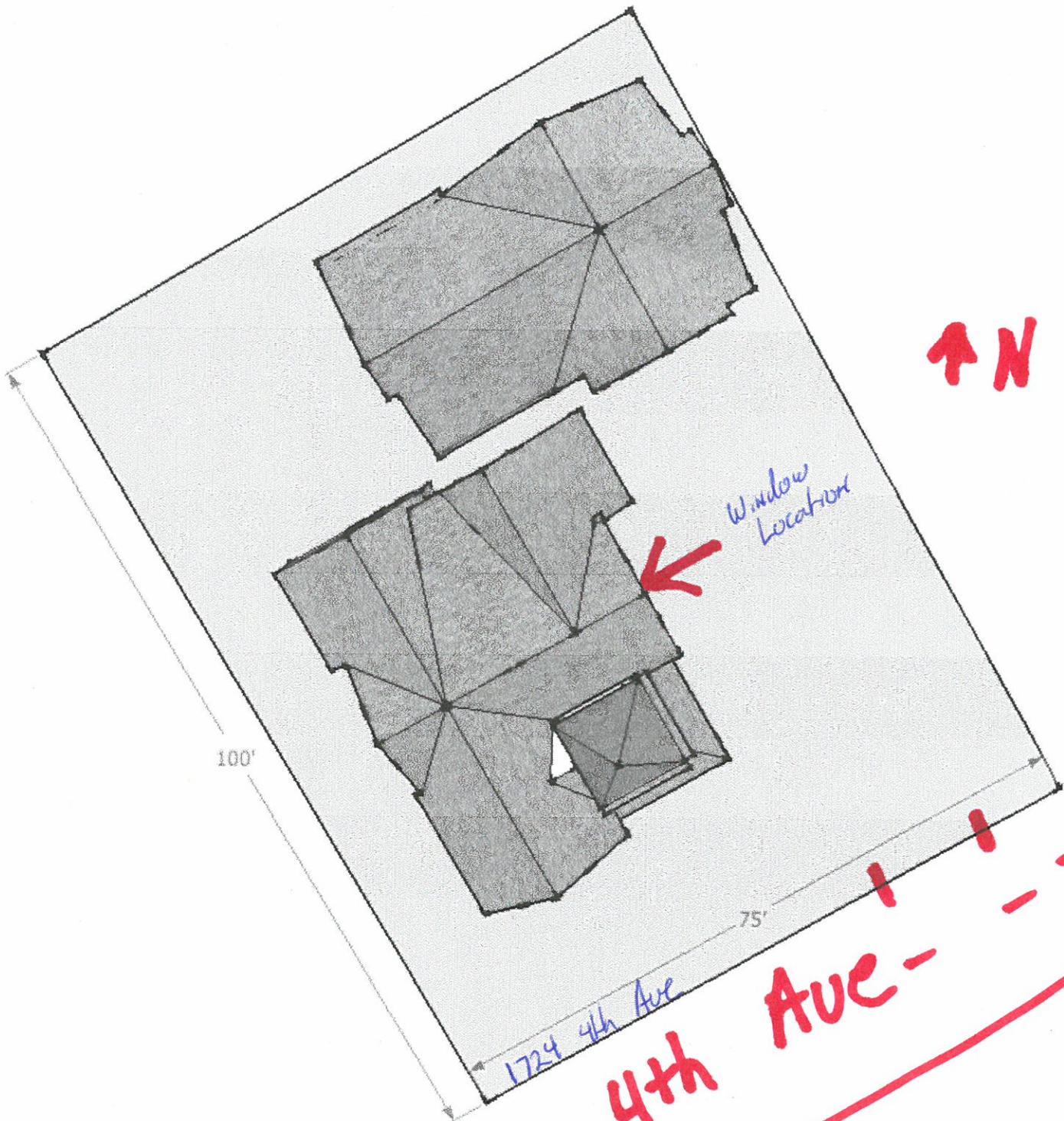
- a. Compatible in scale and mass to adjacent properties; and
- b. Constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.

- *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.



100'

75'

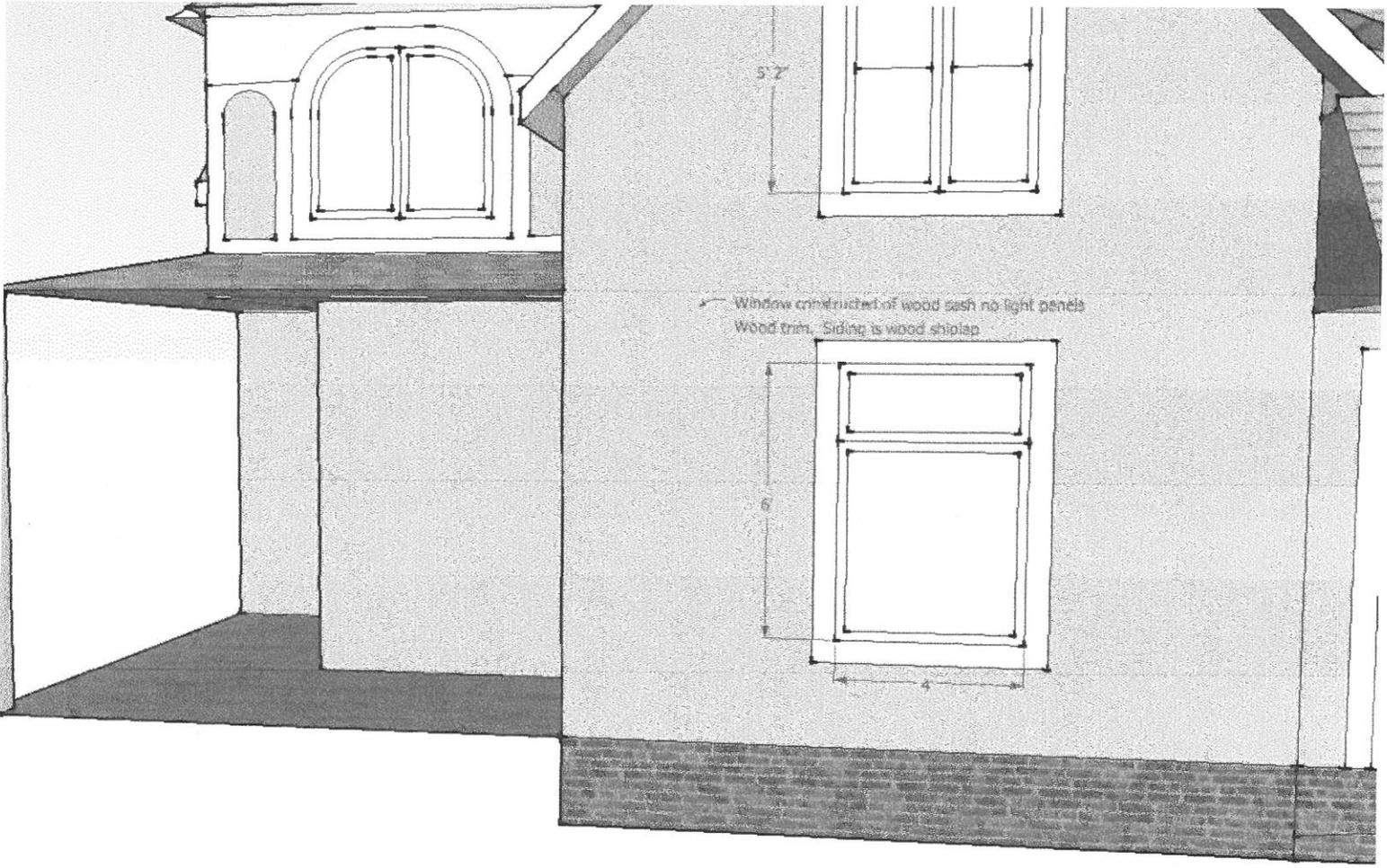
1724 4th Ave

Window Location

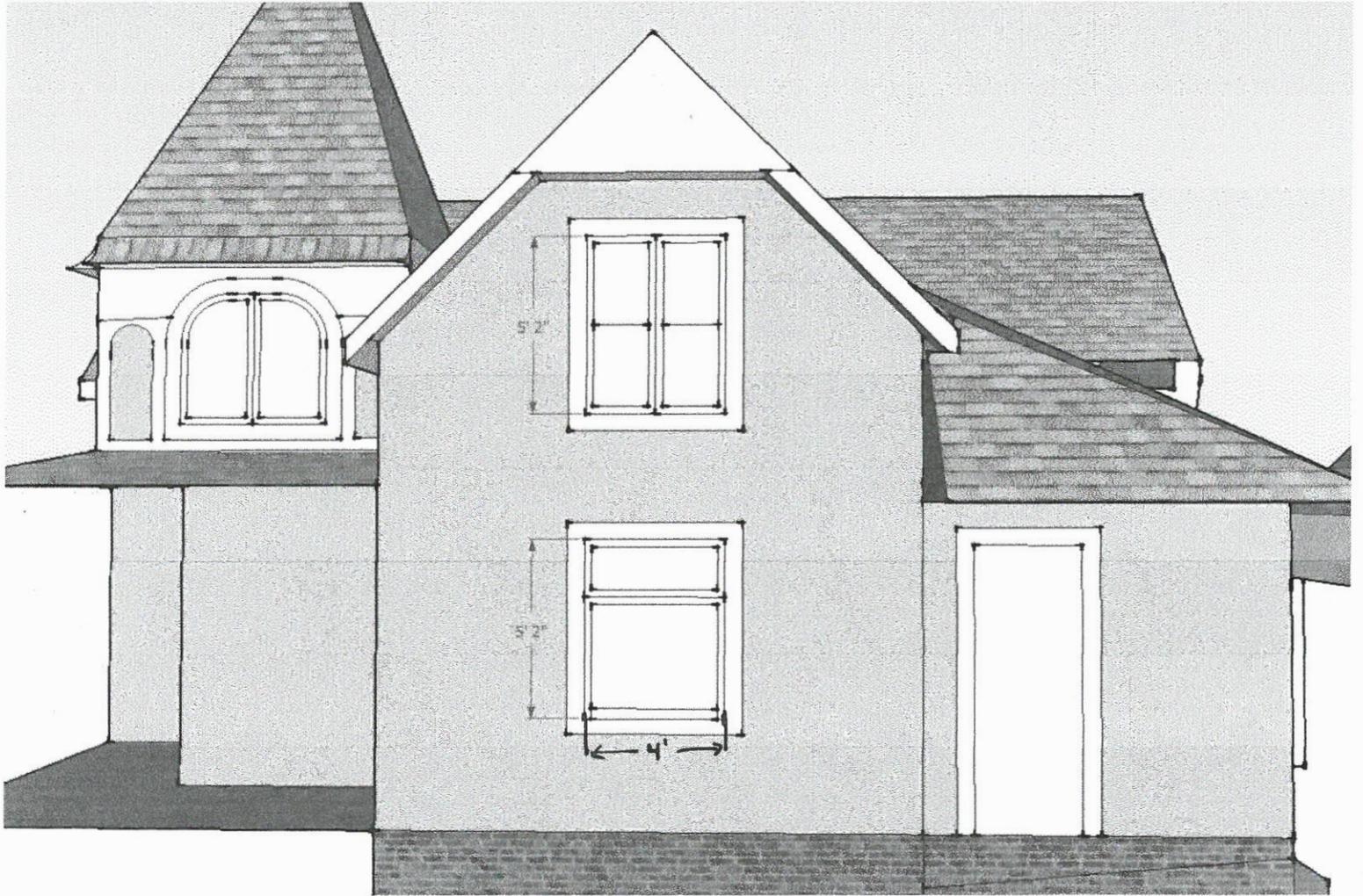
N

4th Ave

Existing

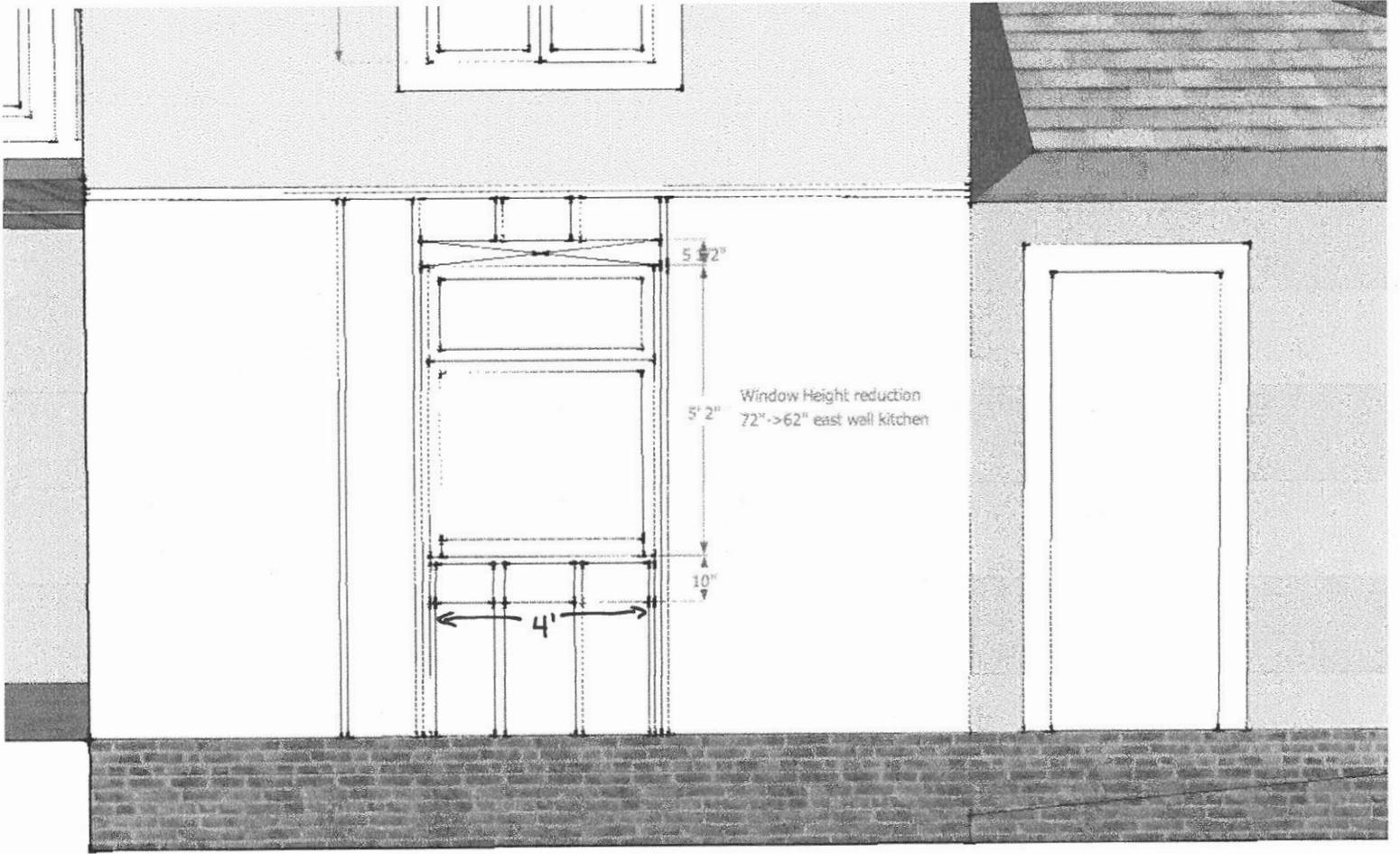


Proposed



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

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





Downey House - Window Dra