

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spir</i>	PROJECT NO(S). <i>DR-15-05</i>	
NON-REFUNDABLE FEE(S) <i>\$100-</i>	REFUNDABLE DEPOSIT(S)	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: <i>1724 4TH AVE</i>	Assessor's Map No.: 31E02BD01200
	Tax Lot(s): <i>1</i>
	Total Land Area: <i>.17 acres</i>

Brief Description of Proposal: *REMOVAL OF AN ADDITION IN ORDER TO REBUILD AN ORIGINAL TURRET TO THE FRONT OF THE HOME, BUILD AN ADDITION TO THE REAR OF THE HOME TO ADD AN UPSTAIRS BATHROOM, AND CONVERT THE NON-CONFORMING CARPORT INTO A GARAGE.*

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>KELP ENTERPRISE</i> <small>(please print)</small>	Phone:
Address: <i>1724 4th Ave</i>	Email:
City State Zip: <i>West Linn, OR 97068</i>	

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.

	<i>4-2-15</i>		<i>4-2-15</i>
Applicant's signature	Date	Owner's signature (required)	Date

Development Review Application

Narrative:

This proposal involves three changes to the property located at 1724 4th Ave. The first change is a façade alteration to allow the reconstruction of an original turret on the southeast corner of the home. The second change is an expansion of the rear northeast corner of the home to allow for the addition of a bathroom upstairs, and to enclose the basement stairwell. The final change is enclosing and adding onto the existing carport to create an enclosed garage.

Part 1: Façade Alteration (i.e. turret) - Application of CDC 25.060A:

This proposal meets the approval criteria listed in CDC 25.060A.

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 purpose of the façade alteration is to restore a historic feature. An undated photo of the home shows the turret location, design features, etc. The construction of the turret will replicate the features/materials of the original turret with minimal modifications for safety and functionality. (See Attachment A)*
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 current materials in place are not original to the home, and will be removed to allow for the restoration of the turret.*
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 turret was an original feature of the home.*
4. Significance over time. Changes to the property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.
 - *The current addition does not appear to have any historical significance.*
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.
 - *As stated above, the turret will be recreated to replicate the original turret with minimal modifications for safety and functionality.*
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.
 - *In as much as the current addition is removable, the turret could be removed in the future, if necessary, without endangering the historical integrity of the rest of the home.*
7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear of setback along the side.

➤ *The façade change is restoring a historic feature, and does not appear to fall under the restrictions for building additions.*

8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.
 - *The height and roof pitch will replicate the original turret.*
9. Roof materials. Replacement of a roof or installation of a new roof with materials other than cedar shingles, three tab asphalt shingles, or architectural composition shingles must be demonstrated using photographic or other evidence, to be in character with those of the original roof, or with materials that are consistent with the original construction.
 - *The home will be re-roofed with architectural composition shingles.*
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.
 - *The existing exterior walls/siding will be removed to allow the turret to be build. Historic materials will be reused, whenever possible.*
11. New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.
 - *The exterior of the turret will be finished with wood to replicate the original turret. The windows, which will be added for safety and functionality, will be wood windows which will replicate the shape of the original openings on the turret.*
12. Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.
 - *The gutters on the turret will replicate the original turret photo.*
13. New windows. New windows shall match the appearance of the original windows as closely as possible. Wood window frames and sashes shall be used unless the applicant demonstrates that the non-wood windows are consistent with their wooden counterparts, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. The window trim and sill shall match the original trim
 - *The original turret did not have windows; it was open to the outside. Windows need to be installed in the restored turret so that the room retains its functionality, and is safe for children. The windows will be consistent with the other windows on the home, while replicating the arched openings of the original turret.*

Sections 14, 15, and 16 – No storm windows are being installed, no existing windows are being replaced, and the only doors involved are interior.

Sections 17, 18, 19, and 20 – not applicable to this portion of the proposal.

Part 1 (cont): Façade Alteration (i.e. turret) - Application of CDC 25.070:

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 turret is consistent in scale and mass to other homes with turrets in the neighborhood. There are no adjacent homes with turrets. The turret will increase the height of the home, but will not reduce the privacy of adjacent homes. The home, with the turret, will be of similar scale to the adjacent home to the west. The windows of the turret will be similarly located to the current windows.*

2. Subsections 2 and 3 are not applicable to this home.

B. Section B is not applicable to this proposal.

C. Willamette Historic District general design standards.

1. Sections 1, 2, and 3: Front, side, and rear yards setback.

➤ *The turret reconstruction will not affect the setbacks for the home.*

2. Sections 5 and 6 are not applicable to this façade alteration.

3. Sections 7 and 8: Building height/shapes and sizes.

➤ *The turret will not exceed 50 feet in height, and will not affect the overall width of the building.*

4. Section 9: Roof Pitch

➤ *The turret roof shall have a pitch of at least 6:12.*

5. Section 10 is not applicable to this façade alteration.

Part 2: Rear Addition - Application of CDC 25.060A:

This proposal meets the approval criteria listed in CDC 25.060A.

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.

➤ *There are no historic features on the rear of the home, except the roof line. The rear has already had two additions, one to add a bedroom and one to add a laundry room. The rear currently has corrugated plastic roofing over a patio which is built on metal posts.*

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 majority of the current materials in place are not original to the home. Any additional materials will match with the original style of the home; wood windows, architectural roofing, etc.*

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 historic appearance of the front of the home will not be altered, and will remain recognizable as a historical home. The rear of the home, alley facing, will be altered; however, the historic roof pitch will be replicated in the addition.*

4. Significance over time. Changes to the property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.

➤ *The previous alterations to the home do not have any historic significance. The alterations were done in approximately the 1960's and the workmanship is of poor quality.*

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.
 - *The addition will not alter the historic appearance of the home as the historic roof pitch will be replicated, and historic materials will be used.*
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.
 - *The addition could be removed in the future and the original footprint of the home restored.*
7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear of setback along the side.
 - *The addition meets all of these criteria.*
8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.
 - *The height and roof pitch will replicate the original lines of the home.*
9. Roof materials. Replacement of a roof or installation of a new roof with materials other than cedar shingles, three tab asphalt shingles, or architectural composition shingles must be demonstrated using photographic or other evidence, to be in character with those of the original roof, or with materials that are consistent with the original construction.
 - *The home will be re-roofed with architectural composition shingles.*
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.
 - *The existing exterior walls/siding affected by the addition will be finished with wood to match with the rest of the home.*
11. New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.
 - *The exterior of the addition will be finished with wood to match the rest of the home.*
12. Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.
 - *The gutters will match the historic gutters on the rest of the home.*
13. New windows. New windows shall match the appearance of the original windows as closely as possible. Wood window frames and sashes shall be used unless the applicant demonstrates that the non-wood windows are consistent with their wooden counterparts, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. The window trim and sill shall match the original trim
 - *Any new windows will match the historic wood windows in the home currently.*

Sections 14, 15, and 16 – No storm windows are being installed, no existing windows are being replaced, and the only doors involved are interior.

Sections 17, 18, 19, and 20 – not applicable to this portion of the proposal.

Part 2 (cont): Rear Addition - Application of CDC 25.070:

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 addition is consistent in scale and mass to the home adjacent to the west. The addition will not reduce the privacy of adjacent homes. The window added with the addition will be facing the rear of the home.*

Subsections 2 and 3 are not applicable to this home.

- B. Standards for New Construction – *Not applicable to this project*
- C. Willamette Historic District general design standards. ...applies to alterations and additions..
 1. Sections 1, 2, and 3: Front, side and side street setback.
 - *The addition will not affect the front, side or side street setbacks of the home.*
 2. Section 4: Rear yard setback
 - *The addition will not place the home closer than 20 feet to the rear lot line.*
 3. Section 5 and 6: Orientation/New Lot configuration
 - *Not applicable*
 4. Sections 7 and 8: Building height/shapes and sizes
 - *The addition will not increase the overall height or width of the home.*
 5. Section 9: Roof pitch
 - *The historic roof pitch of the home will be maintained.*
 6. Section 10: Garage access and parking areas
 - *Not applicable*

Part 3: Carport-Garage Conversion - Application of CDC 25.060B:

This proposal meets the approval criteria listed in CDC 25.060B.

1. All accessory structures
 - a. Location
 1. see **Application of CDC 25.070(C)(1)–(4)**
 2. Not applicable
 3. The carport–garage will be in the rear yard
 4. The carport–garage currently sits 3 feet from the house.
 - b. Height – see **Application of CDC 25.070(C)(7)**
2. Conversions and Additions
 - a. The carport–garage is located in the rear yard.
 - b. See above
 - c. See **Application of CDC 25. 070(C)(1)–(4)**
 - d. See **Application of CDC 25. 070**

Part 3 (cont): Carport-Garage Conversion - Application of CDC 25.070:

We are asking that modifications be allowed with respect to some of the approval criteria listed in CDC 25.070. (see criteria listed in [blue](#) below.) The modifications requested would not adversely affect the surrounding properties and would be consistent with the garage structure on the adjacent property.

Sections A and B are not applicable to this project.

- C. Willamette Historic District general design standards. ...applies to accessory structure construction..
 1. Front yard setback.
 - The conversion is in the rear of the lot, and does not affect the front yard setback.

2. Side yard setback
 - The carport currently sits 6 feet 6 inches from the side property line. The current distance would be maintain with the changes we plan to make to convert the carport into a garage.
3. Side street setback
 - The side of the home is not adjacent to any street.
4. Rear yard setback
 - The carport currently sits 14 feet from the rear property line. The code permits accessory structures to be sited within 3 feet of the rear property line. The conversion will reduce the rear set back to 11 feet.
5. Orientation
 - Not applicable
6. New lot configuration
 - Not applicable
7. Building height
 - The carport is currently 13 feet tall. The conversion height will be 21 feet in order to replicate the 12:12 pitch of the house, while maintaining the current width of the carport–garage.
8. Building shapes and sizes
 - The garage will conform to this section.
9. Roof pitch
 - The roof pitch will be 12:12.
10. Garage access and parking areas
 - The carport access is currently toward the front of the home and the street. The conversion will allow access to the garage from the rear alley, with one bay access to the street to allow for parking of a camping trailer in the garage.

Part 3 (cont) – Carport–Garage Conversion – Modifications under CDC 25.080

Proposed modification to design standards:

1. The existing carport sits 6 feet 6 inches from the side property line. This is less than the required setback for two–story structures. During the conversion of the carport into a garage, we would like to be allowed to add a second story. The current roof pitch for the garage is approximately 4:12 which is inconsistent with other structures in the neighborhood and is inconsistent with design standards for the neighborhood. Increasing the pitch to 12:12, while maintaining the current width of the carport–garage, would increase the overall height to 21 feet. This change would make the carport–garage more consistent with the appearance of other accessory structures in the neighborhood.
2. The existing carport is accessed via a driveway which extends to the road in front of the property. This is a violation of CDC 25.070(C)(10). As part of the conversion to a garage, we will be changing the orientation of the garage so that the primary access is from the alley. We would like to have one bay of the garage accessible from the front of the property to allow for parking a camping trailer in the garage. (The alley does not provide enough space to maneuver.) We will be removing the existing driveway and replacing it mostly with grass. We would keep two strips of concrete or pavers in place to allow access to the front bay.









