

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT: <i>Peter Spir</i>	PROJECT NO(S): <i>DR-15-08</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:

1562 Buck St.

Assessor's Map No.:

Tax Lot(s):

Total Land Area:

Brief Description of Proposal:

add dormers to Attic to allow 2 small bedrooms upstairs

Applicant Name: *Bonnie Mangene*
(please print)

Address: *1562 BUCK ST*

City State Zip: *West Linn OR 97068*

Phone: *971-221-0194*

Email: *bonnie.mangene@gmail.com*

Owner Name (required): *Above*
(please print)

Address:

City State Zip:

Phone:

Email:

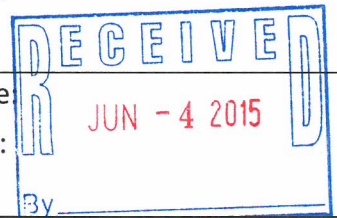
Consultant Name:
(please print)

Address:

City State Zip:

Phone:

Email:



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.

Bonnie Mangene
Applicant's signature

6/4/15
Date

Bonnie Mangene
Owner's signature (required)

6/4/15
Date

1562 Buck St

Submittal Requirements

1. Submittal materials shall include all elevations, a site plan of the house on the lot and any available interior plans especially for the second floor.
2. Application form
3. Fee
4. Response to approval criteria/design standards of 25.060 below:

25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES (where the criteria is not applicable please explain why)

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.

The original construction shall be maintained or restored to the greatest extent practicable with the addition of attic dormers. Primary structural elements and spatial relationships that characterize the property will be first priority in considering design solutions. All will be executed by skilled craftsmen.

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.

Little historic material will be removed during construction. New materials will be selected to match those of the original building in terms of composition, design, color, texture, and other visual features.

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.

My desire is to make this a better home for myself, my family and any future residents. It is my goal to have this addition be consistent with the historic character of the home while satisfying the code. Please refer to historic samples exhibit included.

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

No changes to previous additions and changes to the home are planned at this time.

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.

Alterations and additions shall be differentiated from the original building. However, new materials will be compatible with the historic materials and features, size, scale, proportion, and massing of the addition will be designed to protect the integrity of the property.

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.

If at some future time the future owners wish to remove the windows from the upstairs rooms they will be able to return the home to its essential form. The integrity of the historic property and its context would be unimpaired.

7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear or set back along the side. Features of building additions, including the proportions of window and door openings, shall be consistent with those of the existing building. Dimensional and other requirements in the underlying zone, as applicable, shall apply.

Here is our main issue. Included is a plan view of the proposed second floor construction. The planned addition is subordinate to the original building and smaller in scale. However, the division of space is determined by the stairwell and the load bearing wall that runs from front to back essentially creating a space that can accommodate two bedrooms one up front and one in the rear. The original house is 24' square and the east face of the roof will be cut in half inside to create the wall between the two rooms. There will not be enough space on half that face to provide for a window the size required by the building code.

The dormer on the rear of the home would take advantage of the beautiful view up to Wilderness Park. The dormer on the front of the home would provide a cross breeze but, more importantly, It would allow the occupant a clear view of the street. This house is in a very vibrant neighborhood between Hammerle Park/Bolton Elementary and Burnside Park/Willamette River. There is no outlet for motor vehicles and there are children and adults socializing in the street regularly.

This house sat empty for a long time. Many people I have met told me they were interested in buying it but it just need too much work.. Well I took on the work and have been rewarded with a lovely home. It is my wish to continue to improve my home. I feel strongly that I would prefer to have my home fully engage the neighborhood with eyes on the street rather than turn its back to the society present there. Back in 1904 there were only a couple of houses on lower Buck and I believe they were meant to be vacation cottages. It seems reasonable that the house would be of simple construction. I have included some samples of similar homes from the same period located in more urban areas that include a dormer.

8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.

Building height and roof pitch will be maintained.

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.

Roof materials will be asphalt shingles to closely match existing roof.

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.

No existing exterior walls or siding are included in the scope of work.

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.

New walls on exterior of dormers will have new wood siding matching closely character consistent with original construction as used in earlier work from 2012. See included photos of that previous work.

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.

No gutters or downspouts are included in the scope of work.

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.

New windows will match the appearance of the existing windows as closely as possible. Wood or wood clad window frames and sashes will be used. The window trim and sill shall match the original trim.

14. Storm windows. Storm windows shall be made of painted wood, baked enamel, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building.

No storm windows are included in the scope of work.

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.

No windows will be replaced.

16. Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance.

No doors are included in the scope of work.

17. Porches. Front porches are allowed on new construction. No front porch shall be added to a structure if there was not one originally. Existing front porches shall not be enclosed or enlarged. Alterations to existing front porches and side yard porches that face a street shall:

- a. Maintain the shape, width, and spacing of the original columns; and
- b. Maintain the height, detail, and spacing of the original balustrade.

No porches are included in the scope of work.

18. Decks. Decks shall be located in rear yard or the portion of the side yard behind the front 50 percent of the primary structure.

No decks are included in the scope of work.

19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that:

a. The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or

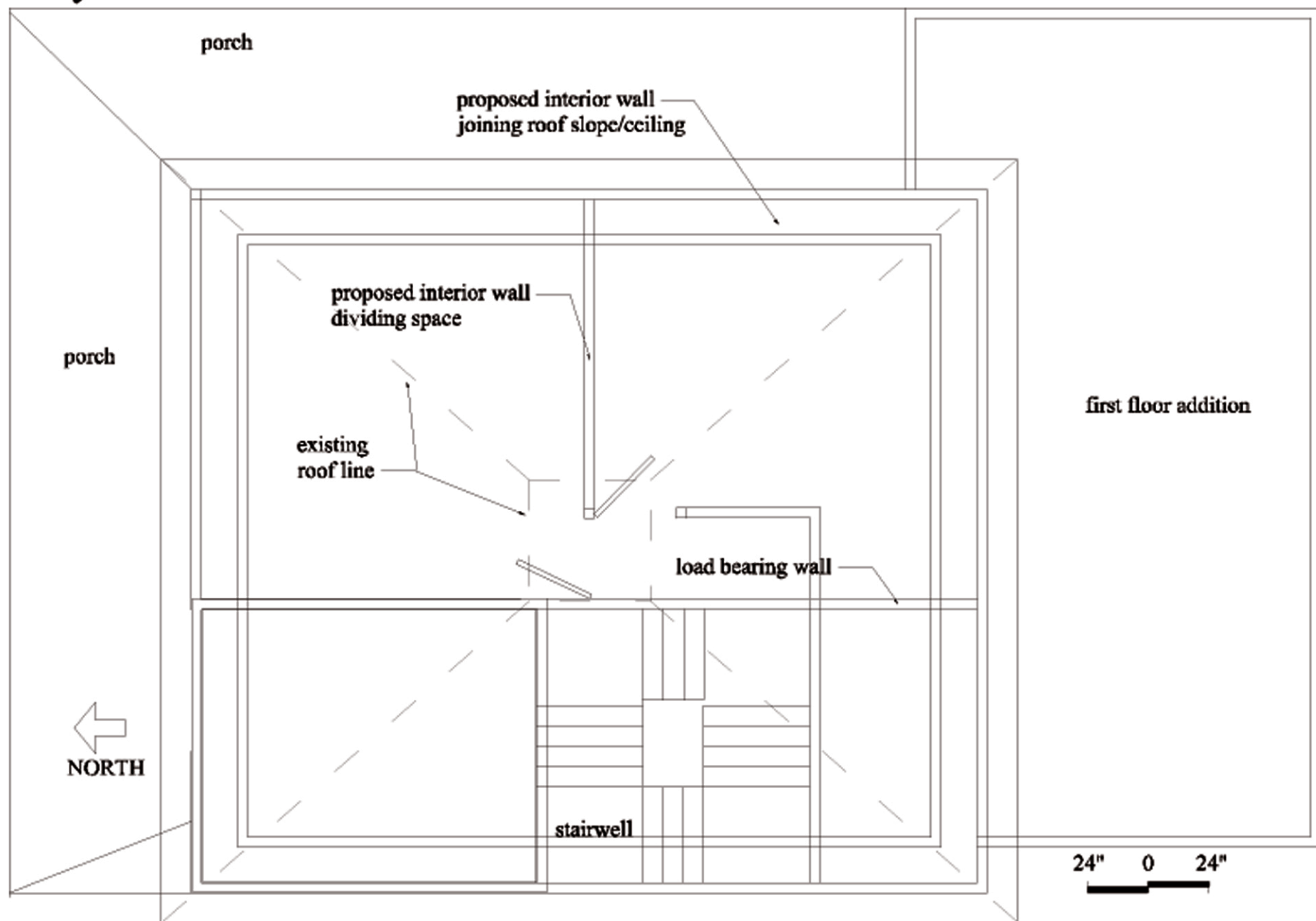
b. That it is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter [27](#) CDC).

No foundation to change the elevation is included in the scope of work. However, the building code is requiring a foundation along the east wall of the original home. Several professionals that inspected the property have suggested that since the load is minimal that the original piers be reinforced rather than the a new foundation that will necessitate removing the existing porch floor and disturbing the existing system that has been working for 110 years.

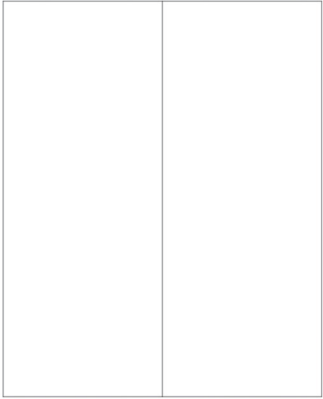
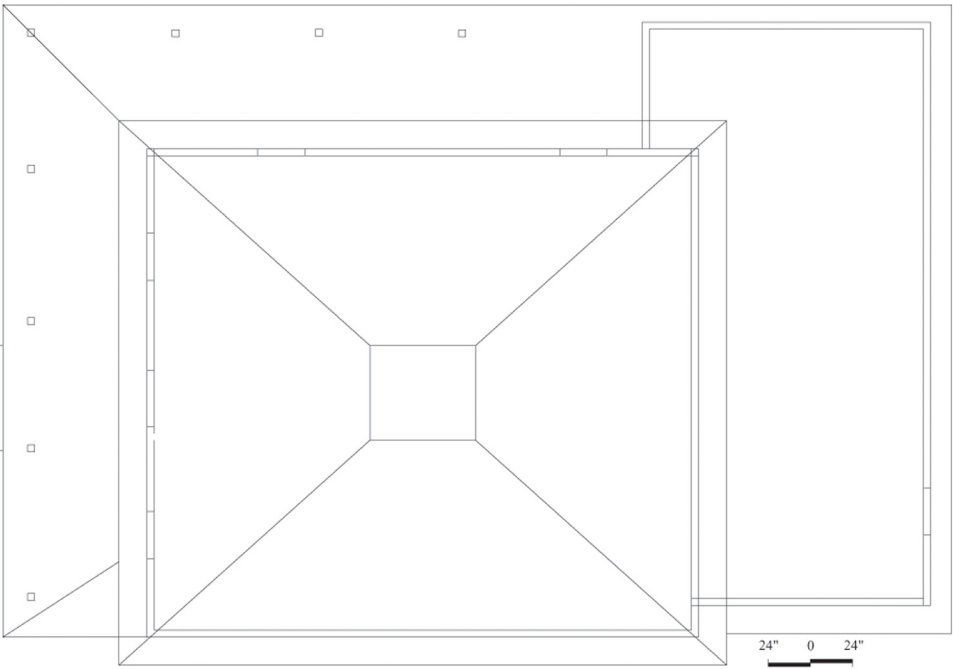
20. Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted.

No lighting is included in the scope of work.

Proposed Plan - 1562 Buck St West Linn, OR
Owner/Designer: Bonnie Mangene (971)221-0194
May 2015



Site Plan - 1562 Buck St West Linn, OR
Owner/Designer: Bonnie Mangene (971)221-0194
August 2012









The Edison

See prices on inside of front cover.

BEFORE reading this description, what did you think of the Edison? Well, it has impressed others the same way—as being one of the prettiest little bungalows ever built. And every owner is more pleased with the Edison after it is completed. When the beautiful lines of this home are fully realized—then it is possible to see the broad and expansive porch sweeping across the entire front of the house, also the careful formation of the roof covering the porch. And did you notice the broad eaves with exposed rafters? This feature seems to belong to this home alone. And the diamond divided lights in the upper sash are in complete harmony with the balance of the beautiful home. Study the interior, the arrangement of rooms. Isn't it ideal? The living-room and dining-room, divided by an archway, are really one big room, but still they retain the convenience of two. Each sleeping room affords plenty of air. The bathroom is well planned and is large enough for bathroom fixtures with plenty of space to spare.

For design, convenience and price, don't you think the Edison is the prettiest little bungalow you have seen? And when this bungalow is stained a dark brown and trimmed in pure white you have a most artistic and beautiful result.

For price of the Edison refer to inside of front cover. See Terms on page 2 and General Specifications on pages 12 and 13.



Floor Plan—The Edison



Existing samples of
new siding from 2012
work beside existing
original siding



View to south of Wilderness Park from proposed rear window dormer





Gable Dormer
Front Elevation



Gable Dormer
Front Elevation



Gable Dormer
East Elevation



Gable Dormer
Rear Elevation



Mansard Dormer
Front Elevation



Mansard Dormer
East Elevation



Mansard Dormer
Rear Elevation



Shed Dormer
Front Elevation



Shed Dormer
East Elevation



Shed Dormer
Rear Elevation