



CITY OF
West Linn

HISTORIC REVIEW BOARD

Minutes of July 21, 2015

Members present: Chair Adam Petersen, Vice Chair Jon McLoughlin, Chris Sherland, and Christine Lewis

Members absent: Jim Mattis, James Manning, and Samantha Higbee

Others: Darren Wyss, Associate Planner
John Boyd, Planning Manager
Megan Thornton, Assistant City Attorney
Bonnie Mangene, Applicant

BUSINESS MEETING

CALL TO ORDER

Chair Petersen called the meeting to order at 7:05 p.m. in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, Oregon.

Public Hearing – DR-15-08

Mr. Petersen read the protocol for the public hearing and then opened the hearing for DR-15-08. Ms. Thornton read the legal matters statement, including the burden of proof, criteria and appeal rights. No conflicts of interest or ex parte contact was reported by HRB members and no one in the audience challenged. Mr. Petersen called for the staff report.

Mr. Wyss presented the staff report and outlined the proposal before the HRB, including the applicable review criteria listed in the CDC. Mr. Wyss provided a staff recommendation for approval of DR-15-08 with one condition.

Ms. Bonnie Mangene, the property owner, provided the applicant's presentation. Ms. Mangene gave a recent history of property and the improvements she has made. Ms. Mangene also submitted into the record a document containing the signatures of 37 of her neighbors that support her proposal. Ms. Mangene outlined the options she submitted for the different styles of dormers and windows that could be approved. Ms. Mangene asked the HRB to approve her application and thanked them for their time.

Chair Petersen said that there was no other public testimony, so he closed the public hearing and opened up deliberations. Mr. Petersen proposed a hipped gable dormer is the most appropriate and said he felt a 48 inch window was too wide to allow trim boards on a 60 inch gable. Mr. McLoughlin suggested a casement window to meet minimum egress and also have a grid pattern to try and match existing windows. Ms. Lewis agreed a grid pattern and tall narrow windows would be most appropriate.

Mr. McLoughlin moved to approve DR-15-08 subject to two conditions: 1. hip gable roof on the dormers and 2. Windows be aluminum, fiberglass, or wood clad and meet the minimum egress with two over three grid pattern and open in a manner compatible with the historic home. Ms. Lewis seconded the motion. The motion passed 4-0.

Chair Petersen closed the public hearing.

BUSINESS FROM THE HISTORIC REVIEW BOARD

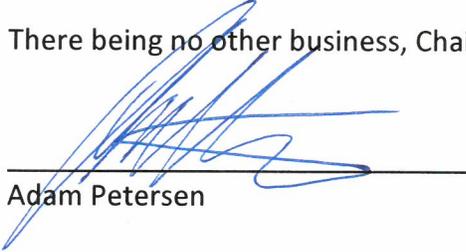
The HRB discussed the letter sent to Council that states the HRB's support in favor of moving forward with the Arch Bridge Concept Plan and the HRB remaining involved. Mr. Boyd stated he would make sure the letter was submitted to both the Planning Commission and City Council.

REPORT FROM STAFF

Ms. Thornton summarized the City Council decision and findings relating to the removal of the Webb property from the Willamette Historic District Overlay Zone. Mr. Sherland inquired about any precedent this decision might set. Ms. Thornton summarized the City Attorney's comments from the Council meeting held the previous night. The HRB asked how the Council voted and Ms. Thornton gave them this information. Ms. Lewis questioned whether it would be an appropriate route for the City to explore the option of going through another notice process for the District. Ms. Thornton stated staff has already began these discussions. Ms. Thornton and Mr. Boyd discussed the current court case from Lake Oswego and how it affects the City.

ADJOURNMENT

There being no other business, Chair Petersen adjourned the meeting at 8:00 p.m.


Adam Petersen

10/20/15
Date