



HISTORIC REVIEW BOARD

Minutes of May 17, 2011

Members present: Chair Jon McLoughlin, Vice Chair Jim Mattis, Sandy Carter, Thane Eddington, James Manning and Chris Sherland
Members absent: Brian Pearce
Council Liaison: Jody Carson
Staff present: Sara Javoronok, Associate Planner
Guest: Charles Awalt

1. Call to Order

Chair Jon McLoughlin called the Historic Review Board meeting to order at 7:00 p.m. in the Council Chambers of the City Hall, 22500 Salamo Road, West Linn, Oregon.

2. Public Comments (None)

3. Public Hearing

DR-11-02, Design Review for a detached garage and rear addition at 1608 6th Avenue

Chair McLoughlin opened the public hearing, described the applicable procedure, and cited Chapter 25 as the applicable code. He asked HRB members to declare any potential conflict of interest, bias, and ex parte contacts (including site visits). Carter reported she had mentioned the fact that the hearing was scheduled that night during a discussion with someone in the neighborhood. Chair McLoughlin had visited the site. No one present challenged the ability of the HRB or any member of the HRB to hear the matter.

Staff Report

Associate Planner Sara Javoronok presented the May 17, 2011 staff report. She advised the site was on the corner of 15th Street/6th Avenue. The circa 1920, bungalow style house was a contributing house in the Willamette Historic District and the Willamette Falls Neighborhood Historic District. The applicant proposed to add a 195 square foot rear addition and detached garage. She presented photographs, including an aerial photograph and a photograph of the property taken after the 1962 Columbus Day storm. She presented the floor plan and proposed elevations. She pointed out the applicants proposed to put the addition/garage behind the house. The detached garage would be accessed from the alley. The applicant would replace existing aluminum windows with wood windows.

The staff recommended approval of the application with two conditions of approval related to preventing off site glare and trim dimensions. Staff found the application complied with Chapter 25 sections 25.060, 25.070 and 25.080, which called for maintaining historic value and character and general compatibility; established site dimensional requirements, massing, scale, shape, height, finish and garage standards; and called for new construction/remodeling to match the original materials and not diminish the historic characteristics and integrity of the original structure. Javoronok reported the staff found the 6:12 roof pitch was less than the code required, but it was appropriate for the architectural style and matched the pitch of the existing roof.

Applicant

Judy Hale, 1608 6th Ave., and Mike Osterman, Osterman Designs, 18089 S. Strowbridge Rd., Oregon City, Oregon 97045, explained the plan they had submitted featured an uncovered breezeway connecting the house and garage. About one foot between the roof overhangs was not covered. That area would look and function better if it were completely covered. They had brought with them an alternative plan for the HRB to review if it chose to. Osterman explained the applicant currently had to park on the street. She wanted a garage so she could park onsite and have security in going from the garage to the house. The code set a 3-foot setback off the alley for accessory dwellings. But the staff advised them that if the garage were attached it would have to be set back 20 feet. There was not enough room for that.

Chair McLoughlin noticed a conflict between drawings showing the amount of exposed foundation. One showed it the same height as the house foundation and the other showed it lower. He asked if the new foundation would be as high as the existing house foundation. Osterman said the applicant would raise it that high if she were required to. The house foundation was higher because the house had a basement.

Javoronok advised that the setbacks that applied to the breezeway connection were found in CDC 25.070 (B) and (C). CDC 25.070 (B)(4) called for a minimum 20 foot rear yard setback. An attached garage would not meet it.

Manning suggested matching the overhangs to get more sheltered walking space between the structures. The rooflines were not the same height. One would be slightly higher than the other and they would not touch. The applicant recalled seeing "interesting situations" like that in her neighborhood. It was likely the owners' way to meet the code. When asked how the code defined "connected," Javoronok explained the staff interpreted the code to mean the structures were only connected by a porch. When Osterman offered it, Chair McLoughlin observed that none of the HRB members wanted to have a copy of the applicant's other plan. There were no other proponents and no opponents.

Neither for nor Against

Charles Awalt, 1847 5th Ave., said the applicant should be allowed to have the lower foundation. The house was up in the air, but the new building was appropriately scaled down, including its foundation. He advised the HRB to maintain the sanctity of the code related to connected and disconnected structures and not make an exception for this application. To allow an exception would cause problems with other, related, parts of the code. All the new structures had to give up a few feet between structures to be able to meet the code.

Rebuttal (None)

Deliberations

Chair McLoughlin closed the public hearing. Sherland indicated he could support the application. He noted that Manning had offered a good suggestion related to extending the roofline further out toward the new structure. Carter liked the plan and the fact the applicant would install wood windows. She had been taken aback when the staff allowed a front window to remain skinny, but she could understand why because it was a bedroom. Chair McLoughlin explained that he understood why the applicant would want the structures connected to keep people dry and safe. But the HRB had to apply the code. It could not make an exception for the applicant without creating a precedent. He observed that someone on the Board could move to allow slightly deeper overhangs to keep people dry. Manning wanted to know if the HRB would have to hear the matter again if the applicant modified the plan to do that, or if the staff could allow it. Chair McLoughlin suggested fashioning a motion that would direct the staff to review it. Vice Chair Mattis observed the applicant was clearly trying to maintain the integrity of the house and the district.

Mattis **moved** to approve DR-11-02, subject to the two conditions of approval recommended by the staff. Eddington **seconded** the motion and it **passed** 6:0.

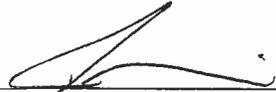
4. Update: CLG Grant Projects

Javoronok reported she had forwarded the rehabilitation grant guidelines to the City Attorney to review. She was working on the design assistance program and would present it next month. She hoped the Board would be ready to issue RFPs for the code revision and reconnaissance level survey projects this summer. She reported she had entered the City into the "This Place Matters" online contest.

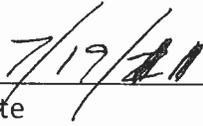
5. Adjournment

There being no other business, Chair McLoughlin adjourned the meeting at 7:45 p.m.

APPROVED:



Jon McLoughlin, Chair



Date