



CITY OF
West Linn

HISTORIC REVIEW BOARD

Minutes of June 7, 2011

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

1. Call to Order

Vice Chair Jim Mattis 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. Approval of Minutes

a) **Minutes April 19, 2011**

Carter **moved** to accept the Minutes of April 19, 2011. Sherland **seconded** the motion and it passed by unanimous vote.

3. Public Comments (None)

4. Public Hearings

a) **DR-11-05, Design Review for an accessory structure, 1883 6th Avenue**

Vice Chair Mattis opened the public hearing and outlined the applicable procedure and criteria. He asked Board members to declare any conflict of interest, bias, and ex parte contacts (including site visits). Two HRB members each reported he had driven by the site. When invited by the Vice Chair, no one present challenged the right of the HRB or any HRB member to hear the matter.

Staff Report

Sara Javoronok, Associate Planner, presented the June 7, 2011 Staff report. She reported the applicant wanted to build a 216 square foot accessory structure in the rear yard to use as an office. The primary structure was a circa 1900, 1.5-story, Queen Anne style, house. It was a contributing property in the Willamette Falls Historic District. A review of Sanborn maps indicated the house footprint had stayed the same since the early 1900s. Clackamas County had approved a side gable dormer in 2010. She pointed out the site plan, an aerial photograph and other views of the site, the floor plan, elevations, and proposed materials. She reported the applicant proposed to install salvaged windows. She advised the staff found the application

complied with the applicable criteria in Chapter 25. They recommended approval subject to the conditions of approval listed in the staff report. During the questioning period, Javoronok, reported earlier Sanborn maps showed an accessory structure in the west and then in the east part of the yard, but neither of those structures was there today.

Applicant

Dean Mackeson, 25450 Swiftshore Dr., indicated he agreed with the staff report. During the questioning period, he clarified that the new structure would be built on an existing basketball pad in back. A little ramp might be necessary to get inside. He wanted to keep the siding high enough it would not touch the finished grade.

Proponent

Charles Awalt, 1847 5th Ave., testified that he liked the scale of the structure and the roofline was of reasonable height. The structure would be similar to small barns that had been built in the neighborhood. It would serve as a good example for future accessory structures there. There was no other testimony.

Questions of Staff

Carter asked staff if she believed the proposed structure looked too old. Javoronok advised the HRB could consider that. But some proposed elements, such as French doors, might be different than if it had been constructed earlier. Finding 8 mentioned differentiation.

Deliberations

No one asked that the hearing be continued. Vice Chair Mattis closed the public hearing.

Pearce **moved** to approve DR-11-05 with staff's recommended conditions. Manning **seconded** the motion and it **passed** 6:0.

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b) DR-11-07, Design Review for a storefront remodel and other exterior alterations, 1817/1823 Willamette Falls Drive

Vice Chair Mattis opened the public hearing and outlined the applicable procedure and criteria. He asked Board members to declare any potential or actual conflict of interest, bias, and ex parte contacts (including site visits). Manning recused himself because he served on a fair committee with Ken Aragotti. Four Board members each reported he/she had frequented the establishment on the site. When invited by the Vice Chair, no one present challenged the right of the HRB or any HRB member to hear the matter.

Staff Report

Ms. Javoronok presented the June 7, 2011 staff report. The property is a single tax lot with two buildings located at 1817 and 1823 Willamette Falls Drive. The applicant is proposing changing the location and type of awning, entry, and lighting at 1823 Willamette Falls Drive. At 1823 Willamette Falls Drive the applicant is proposing to open an enclosed side door and window.

Applicant

Darren Gusdorf, ICON Construction, 1980 Willamette Falls Dr., #200, and Ken Arrigotti, 1033 9th St., owner of Lil' Cooperstown testified. Gusdorf explained neither soffit Option A nor B would work because of height or lack of room. He proposed a combination of both: The cedar soffit shown in Photograph 3 with the lighting shown in the box soffit in Photograph 4. He agreed with the rest of the staff report. During the questioning period, Gusdorf clarified that he would still have a fascia that would shield the surface mounted lights and the lights would be recessed into the cavity. He confirmed the proposed doors would match existing doors.

Public Testimony

Charles Awalt, 1847 5th Ave., testified that he thought a flat awning would be appropriate because it would leave space above it for signage. He liked the double door because it opened up to the street and offered a "walk in / walk out" feeling. There was no other public testimony.

Questions of Staff

Javoronok advised the Board to detail the kind of blended style soffit it wanted to see in the conditions of approval.

When Vice Chair Mattis invited him to, the applicant confirmed that he was proposing the kind of cedar soffit shown in Photograph 3 with the type of lighting shown in Photograph 4. There would be no grids underneath. It would be covered by a two to three inch fascia. Carter clarified that she was not concerned about lights hanging down and visible, she just felt it would retain more of the historic look if it had a box beam, or at least the illusion of a box beam.

Deliberations

Vice Chair Mattis closed the public hearing. Eddington advised that box beams were appropriate and beautiful, but to try to fit a box beam on the subject building would be a challenge and it would likely look too heavy. Carter agreed, explaining that she had not been suggesting making the entire thing deeper; she just wanted to know if there was some way to create the illusion of a box beam.

Eddington **moved** to approve DR-11-07 subject to the staff's recommended conditions of approval and the combined soffit design HRB members had just talked about. Sherland **seconded** the motion and it passed 5-0.

5. Business from the Historic Review Board (None)

6. Report from Staff

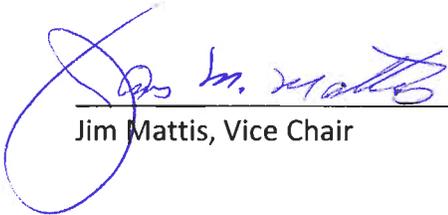
Mattis recalled the Board had basically agreed during its work session to dispense with work sessions unless it was having issues during hearings.

Javoronok stated that the Historic Resources Rehabilitation Grant information was posted on the City's website and that the City mailed information about the program to the eligible property owners.

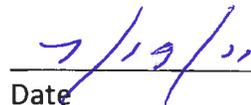
Carter **moved** to alter the start time of the work session prior to the June 21 meeting to 6:45 p.m. **Shul** **seconded** the motion and it **passed** by unanimous vote. Mattis talked about leaving it to the discretion of staff and the chair whether or not to have a work session. He asked staff to alter the language to reflect that and bring it back to the Board.

There being no other business, Vice Chair Mattis adjourned the meeting at approximately 7:55 p.m.

APPROVED:



Jim Mattis, Vice Chair



Date