



## HISTORIC REVIEW BOARD

Minutes of October 16, 2012

Members present: Chair Jon McLoughlin, Vice Chair Jim Mattis, Thane Eddington, and James Manning

Members absent: Brian Pearce and Chris Sherland

Staff present: Sara Javoronok, Associate Planner

### CALL TO ORDER

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

### PUBLIC HEARING:

#### DR-12-17, 1562 Buck Street, opening enlargement and reduction, porch alterations

Chair McLoughlin opened the public hearing. Mr. Eddington and Chair McLoughlin each reported a site visit. No one present challenged the ability of the HRB to hear the matter.

### Staff Report

Ms. Javoronok reported that the property was near other historic landmarks on Buck Street. She pointed out the porch columns and windows that were proposed to be replaced and the location of a new sliding door. Window changes were proposed in order to accommodate a larger bathroom and interior stairs. The applicant proposed to install vinyl windows. There were other existing vinyl windows that were not historic to the property on the house now. The applicable criteria were in CDC 26.060, Historic Landmarks, Alterations and Relocations. An adjacent property owner had submitted questions about the siding, the porch railing, and which windows were to be removed. Ms. Javoronok pointed out which windows would remain. She had examined the 1984 Clackamas County Cultural Resource Survey Form and the 2009 Oregon Historic Site Form. The earlier form showed the porch columns but no railing. For that reason staff did not recommend a condition that required a railing. Staff recommended the Board approve the application subject to the three conditions of approval listed in the staff report. They required porch columns to be the same size and shape as the historic columns; and replacement windows to be wood, fiberglass, or some other material that exhibited similar visual qualities as the original windows. She advised the HRB could decide to add a condition of approval requiring the applicant to match and blend the new siding with existing siding.

### Questions of staff

Mr. Eddington pointed out the Cultural Resource form described an 'Encircling porch with hip roof, supported by turned posts (no balustrade).' Chair McLoughlin asked when the existing vinyl windows had been installed. Ms. Javoronok believed they had been installed sometime after 1984 and before a 2008 approval, based on photographs.

Mr. Mattis observed the staff analysis said, 'The columns appear to be historic'. Staff knew they had been there for at least 25 years, but they were not sure how long before then. The forms indicated the structure was circa 1900 or 1904. Chair McLoughlin had looked at the columns during his site visit. He indicated they were likely the original columns because a nearby house that was probably from the same period had almost the same columns on its porch. He described the applicant's house as a 'very vernacular Victorian house'. He advised

that in those days people would have done anything they could to make it ornate, including decorating it with a turned column. The columns were definitely old, but he could not say for certain they were original.

### **Applicant**

Bonnie Mangene, 1562 Buck Street, pointed out where she proposed to remove three existing Plexiglas windows in order to put a shower in an enlarged bathroom. The siding under them was not the same as the original siding. She testified that the other existing windows on the house were vinyl. She planned to replace one of them with a vinyl sliding glass door. After she bought the property she had discovered many costly problems, including a lack of floor joists, a lack of ductwork and problematic roof construction. She was trying to keep remodeling costs down by continuing the vinyl window theme throughout the house. She had initially planned to reuse siding, but had been advised it was too old and brittle to reuse. She would have to find similar siding. She related that fencing, gates, shrubbery and small trees on the sides of the house would block the view from the street. Only people in the adjacent house would be able to see the bathroom elevation. The neighbor was probably concerned about the plastic and insulation the applicant was using to cover the top of the house and keep warm pending approval of the application.

### **Questions of applicant**

Ms. Mangene clarified that she and her mother had been living in the house since the first of the month. She confirmed that she had been aware the property was on the historic register when she bought it. She had not anticipated it would take so long to get to a hearing and she had not been prepared for all the problems inside the house. Now they were living with no shower or sink. They were anxious to move ahead and finish the bathroom. Ms. Javoronok advised the application had been submitted in September and the pre-application conference had been on October 6.

Ms. Javoronok confirmed there was wood siding around the Plexiglas windows but it was not the same as the original wood siding. The applicant confirmed that she was going to try to reuse pieces of removed siding. Chair McLoughlin asked her if she planned to just fill in the void or if she would do it correctly and lace the replacement siding into the existing siding. She responded that she planned to just fill in the void. The Board examined a photograph of the side elevation featuring the three Plexiglas windows to see the siding under them. Chair McLoughlin saw indications it had been an open porch that was later enclosed.

Mr. Eddington asked the applicant if she wanted to stay with the vinyl windows. She affirmed she did. He explained that the HRB had to protect the character and the integrity of the original house. If someone made a mistake that degraded the quality of the original historic structure the Board had to be careful not to continue to reproduce the mistake and do what it could to remediate and bring that character back to the home. There were some beautiful homes on that street. Owners had gone to great lengths to maintain that character. The vinyl windows the applicant was asking for were not in character. Ms. Mangene explained it would be an incredible financial burden to replace the windows. She had already put in all new electrical service to avoid a fire hazard. Chair McLoughlin advised just because the existing windows were vinyl did not make it right. It had been done incorrectly. The neighborhood was slowly coming around as people remodeled and fixed costly mistakes. To approve her request for vinyl windows would set a precedent. The HRB was bound by the code. She had a beautiful, historically significant house. The vinyl degraded its historic integrity and lessened its historic value. Ms. Mangene argued they were on the back of the house and the only people who could see them were people in the brand new houses with vinyl windows on both sides of her house. The existing vinyl windows had been a factor in her decision to buy the house. She had bought a \$100,000 house and could not afford to buy the most expensive features for it. Chair

McLoughlin asked how she felt about having an historic house with vinyl features on it that detracted from its historic integrity. The applicant explained she would feel pretty good about it if they kept her warm and there was no wind blowing through them. She explained she had a very limited amount of savings to work with.

Mr. Eddington asked why she proposed to replace the columns. She clarified that she planned to clad them to make them look better. There was no other testimony.

**Deliberations**

Chair McLoughlin closed the public hearing. Mr. Eddington asked if the code allowed the HRB to establish a time period for corrections to be made. Ms. Javoronok advised that approved projects had to be completed to the point of substantial construction within a three-year period. If there was no building inspection within six months the applicant had to apply for another permit. Chair McLoughlin noted owners could ask for extensions. He advised the HRB could not factor financial considerations into its decisions. It had to apply the code.

Chair McLoughlin remarked that the shiplap siding had to match. He believed matching siding could be obtained. He and Mr. Eddington advised that if the new siding was not laced into the existing siding, the patch would create a long seam that water could penetrate as well as an aesthetics issue. Mr. Manning estimated that the amount of siding that was taken off the area of the sliding door should be enough to lace into the area to be filled. Chair McLoughlin related that he believed the columns were historic.

Mr. Mattis indicated he sympathized with the applicant, but the code was clear that the windows had to be as close to the original windows as possible. Mr. Manning advised her to check restoration places for used or rebuilt period windows, columns and siding that would match and would be reasonably priced. The applicant indicated she was concerned they would not be warm enough. Chair McLoughlin recalled a recent article on replacing old windows with storm windows indicated that was as efficient as new windows.

Mr. Manning **moved** to approve DR-12-17 subject to the three conditions recommended by staff, plus new Condition 4 to install siding that matched the original when possible and to lace it in. Mr. Eddington **seconded** the motion and it **passed** 4:0.

**BUSINESS FROM THE HISTORIC REVIEW BOARD**

Mr. Mattis related that several thousand dollars had been raised to use to advocate for keeping the locks open. Mr. Eddington had participated in fund raising for the Rosemont pathway. The Board asked staff to send Ms. Mangene suggestions related to where she could purchase appropriate windows and columns. They asked her to consider scheduling early work sessions.

**REPORT FROM STAFF**

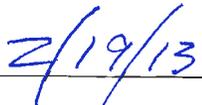
Ms. Javoronok was working on the draft Historic code. She planned to attend the National Preservation Conference with a scholarship from the Historic Preservation League of Oregon and Oregon Cultural Trust.

**ADJOURNMENT**

There being no other business, Chair McLoughlin adjourned the meeting at 7:58 p.m.

APPROVED:

  
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Jon McLoughlin, Chair

  
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Date