

**WEST LINN HISTORIC REVIEW BOARD**  
**FINAL DECISION NOTICE**  
**FILE NO. DR-10-12**

**IN THE MATTER OF THE CONSTRUCTION OF A NEW HOME AT 1689 6<sup>TH</sup> AVENUE**

At their meeting of June 21, 2011, the Historic Review Board (HRB) held a public hearing to consider the request by the applicant, Brian McMillen, and the applicant's representative, Kirsten Van Loo, of Emerio Designs, to construct a home at 1689 6<sup>th</sup> Avenue. The property is located in the Willamette Historic District. The decision was based upon the approval criteria of Chapter 25 of the West Linn Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

HRB Chair Jon McLoughlin opened the public hearing. Sara Javoronok, Associate Planner, presented for the City. Ms. Van Loo presented for the applicant. Ms. Van Loo stated that the windows would be the wood Jeld-Wen windows identified as part of the application, that the applicant would prefer an alternative material for the window well windows, and that the applicant was willing to have two windows in the shed dormer.

The HRB discussed several aspects of the project including the roof, number of windows in the dormer, window types, shingle siding, wood siding, roof overhang, entry doors, window glass, window well type and location, and the garage wall material.

HRB member Manning stated a preference for clear glass windows. HRB member Eddington asked if there would be a chimney and commented that the window well locations would need to be adjusted to accommodate the pop-outs. Chair McLoughlin commented on the proposed siding, shingle panels, asphalt composition roofing, and single shed dormer window. Staff stated that the code did not address shingle panels, but that it likely intended to refer to individual shingles. In terms of roofing, it permitted asphalt composite shingles. The Chair recommended horizontal cedar bevel wood siding, wood cut clear cedar shingles, and multiple windows in the dormer. He also stated that 3-tab asphalt shingles were historically the preferred roofing material.

Public testimony was heard from Charles Awalt. He was neither for nor against the proposal. He supported the double hung windows on the side of the second floor and multiple windows in the dormer. He stated that the roof overhang needed to be at least 18". He recommended 3-tab asphalt shingles, the horizontal wood siding on the garage, smooth wood siding, and no chimney.

Chair McLoughlin and member Eddington discussed the roof overhang. The bracket detail on drawing D3 in Exhibit HRB-3 indicated that it would be 1'9", so the overhang would be approximately 18".

Chair McLoughlin closed the public hearing.

A motion was made by Manning to approve the application based upon the findings in the staff report, with modifications to Findings Nos. 7, 8, 9, 10, and 12, additional findings, and ten conditions of approval.

The additional findings are as follows:

1. 3-tab asphalt shingle is historically a common roofing material in the district.
2. Up to six true divided lights are appropriate for the proposed architectural style of the house and therefore appropriate for the entry doors.
3. Based on the proposed architectural style, horizontal cedar bevel smooth lap siding is the appropriate siding for the first floor and wood cut clear cedar shingles are appropriate for the second floor siding.
4. Aluminum or fiberglass clad windows for the window well windows are compatible with the architectural features of the house.
5. Two or more windows in the shed roof dormer are appropriate for the architectural style of the house.
6. A pair of 3-foot wide by 5-foot tall single or double hung windows on each side facade of the second floor is appropriate for the architectural style of the house.

Conditions of approval are as follows:

1. Site plan. With the exception of modifications required by these conditions, the project shall conform to the site plan labeled 1689 6<sup>th</sup> Avenue, dated 4/21/2011. The square footage of the house shall be limited to 1,456 square feet.
2. Elevations and footprint. With the exception of modifications required by these conditions, the project shall conform to the drawings labeled D1-D3, dated 4/22/2011.
3. Front yard setback. Prior to the issuance of a building permit the applicant shall demonstrate that the front setback is the average of the adjacent homes as required by CDC Subsection 25.070 B(1)(a).
4. Lighting. The exterior lighting shall be located on the front porch.
5. Windows.
  - a. The windows shall be wood and 1/1 light or with multiple simulated or true divided lights.
  - b. The second floor windows on the side facades shall be a pair of 3-foot by 5-foot single or double hung windows.
  - c. The front façade shed dormer shall have at least two windows.
  - d. The windows shall not have internal grilles.
  - e. The window glass shall be clear.
6. Entryways. The entryway doors shall have a maximum of six true divided lights.
7. Siding and exterior finish. The siding shall be horizontal cedar bevel smooth lap siding on the first floor and wood cut clear cedar shingles on the second floor.
8. Foundation and basements. The windows in the wells shall be wood, aluminum, or fiberglass clad windows. The location of the window wells shall be adjusted to accommodate the pop-outs on the first floor. This adjustment shall be reviewed and approved by the Planning Department prior to issuance of the building permit.

9. Garage.

- a. With the exception of modifications required by these conditions, the garage shall conform to the drawings labeled S1-S2, dated 3/13/2011.
- b. The garage shall have wood siding that is the same material as the siding on the house.

10. Roof. The roof shall be 3-tab asphalt shingle.

The motion was seconded by Eddington and approved 5-0.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require payment of fee and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.

  
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Jon McLoughlin, Chair  
West Linn Historic Review Board

6/22/11  
\_\_\_\_\_  
Date

Mailed this 23 day of June, 2011.

Therefore, this decision becomes final at 5 p.m., July 7, 2011.