

WEST LINN HISTORIC REVIEW BOARD
FINAL DECISION NOTICE
FILE NO. DR-11-09

**IN THE MATTER OF THE CONSTRUCTION OF GARAGE REHABILITATION AND
CARPORT ADDITION AT 1818 6TH AVENUE**

At their meeting of June 21, 2011, the Historic Review Board (HRB) held a public hearing to consider the request by the applicant, Adam Petersen, to rehabilitate the garage and add a carport in the rear yard of his property at 1818 6th 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. Mr. Petersen presented and offered testimony.

The HRB discussed several aspects of the project. The existing foundation was wood and the applicant planned to raise the structure and pour a slab. The Board discussed adding gutters to help with the drainage and decrease potential deterioration. Staff did not have an issue with adding gutters.

HRB members Manning and Eddington expressed a preference for the roofline of Option B.

Eddington questioned why the carport roofline did not extend further and align with the edge of the garage roof. Staff explained that the existing structure was non-conforming, and that the applicant was able to make repairs to it, but was not allowed to increase the non-conformity. This required the carport roof to meet the 3-foot rear yard setback with an overhang that extended into the rear yard setback by one foot.

Public testimony was heard from Charles Awalt. He was neither for nor against the project. He supported the work on the outbuilding and the extension of the carport roof over the entry. He stated that the removal of the man door and expansion of the garage door was a difficult Historic Review Board decision.

A motion was made by Manning to approve the application based upon the findings in the staff report, subject to the following conditions:

1. Site Plan and elevations. With the exception of modifications required by these conditions, the project shall conform to the plans labeled Option A.1-A.3 or Option B.1-B.3 in Exhibit HRB-3.
2. Windows. The windows shall be as shown and described in Exhibit HRB-3.

3. Entryways/Doors. The entryways and doors shall be as shown and described in Exhibit HRB-3.

The motion was seconded by Carter 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.



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.