

WEST LINN HISTORIC REVIEW BOARD
FINAL DECISION NOTICE
FILE NO. DR-11-12

IN THE MATTER OF THE CONSTRUCTION OF A GARAGE AT 1769 4TH AVENUE

At their meeting of September 20, 2011, the Historic Review Board (HRB) held a public hearing to consider the request by the applicant, Sandi Gadow, to construct a garage in the side yard of her property at 1769 4th 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. Gadow and Mr. Miller, the architect for the project, presented and offered testimony. Mr. Miller stated that they preferred to have the windows on either side of the man door on the side of the garage.

The HRB discussed the project. Chair McLoughlin wanted to know the reveal of the siding the applicant planned on using since there were three types on the residence. Mr. Miller stated that six inch was the preferred option. The HRB discussed this issue and did not have a specific preference. The HRB discussed the two options for the window location and did not have a preference. Both options met the criteria.

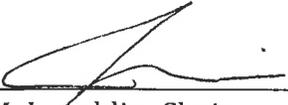
A motion was made by Mattis to approve the application based upon the findings and conditions in the staff report, with the addition of the option for a window on either side of the man door. The conditions are as follows:

1. Site Plan and elevations. With the exception of modifications required by these conditions, the project shall conform to the plans labeled "Street View Site Plan" and "Sections Elevations Foundation Plan" in Exhibit HRB-3.
2. Windows. The windows on the west elevation shall be a pair of 2' x 3' fiberglass single hung windows as described in the applicant's narrative in Exhibit HRB-3 or two single hung windows on either side of the man door. The window trim shall be at least four and one-half inches wide or the same as the original trim on the residence.

The motion was seconded by Sherland and approved 6-0.

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

9/24/11

Date

Mailed this 23rd day of September, 2011.

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