

WEST LINN HISTORIC REVIEW BOARD

FINAL DECISION NOTICE

FILE NO. DR-12-17

IN THE MATTER OF OPENING ENLARGEMENTS AND REDUCTIONS AND PORCH ALTERATIONS

At their meeting of October 16, 2012, the Historic Review Board (HRB) held a public hearing to consider the request by the applicant, Bonnie Mangene, to enlarge and reduce several openings and alter the columns on the front porch at 1562 Buck Street. The property is a West Linn Historic Landmark. The decision was based upon the approval criteria of Chapter 26 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. Mangene presented and offered testimony.

The HRB discussed the project. The applicant proposed installing vinyl windows since there are existing vinyl windows elsewhere on the house. Staff recommended a condition of approval requiring wood, fiberglass, or similar windows for the new windows. The HRB discussed how prior changes affect the character and integrity of this landmark and historic properties generally. The HRB was sympathetic to the applicant, but did not want to allow changes that were not sensitive to the character of the property.

The HRB reviewed email correspondence from an adjacent property owner who expressed concerns about the siding replacement, window replacement, and porch railing. The HRB and the applicant discussed these issues. In regards to the siding replacement, they added Condition of Approval No. 4 to address those concerns. Staff clarified the concerns regarding the location of the replacement windows and it was also clarified that the railing may not have been historic, so replacing it was not required.

A motion was made by Mr. Manning to approve the application with an additional finding, with the three conditions of approval in the staff report, and a new Condition of Approval 4. The additional finding is as follows:

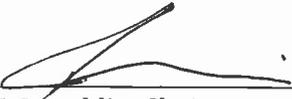
1. It is appropriate for the areas of the openings that are reduced to be filled with siding that, to the greatest extent possible, matches and is laced and blended with the existing siding.

The approved conditions of approval are as follows:

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-3, with the exception of modifications required by the following conditions.
2. Windows. The replacement window sashes shall be wood, fiberglass, or another material that exhibits similar visual qualities, subject to Planning Department approval.
3. Porch columns. The porch columns shall be the same size and shape of the historic columns.
4. Siding. Where openings are filled, the siding shall be matched and laced to blend with the existing siding to the greatest extent possible, subject to Planning Department approval.

The motion was seconded by Mr. Eddington and approved 4-0.

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 CDC. 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

10/12/12

Date

Mailed this 18th day of October, 2012.

Therefore, this decision becomes final at 5 p.m., November 1, 2012.