

WEST LINN HISTORIC REVIEW BOARD

FINAL DECISION NOTICE

FILE NO. DR-14-05

IN THE MATTER OF NEW HOME CONSTRUCTION

At their meeting of August 19, 2014, the Historic Review Board (HRB) held a public hearing to consider the request by the applicants, Ruth and Jerry Offer, to construct a new home on the lot adjacent to 1831 5th Avenue. The property is within 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 Co-Chair Jon McLoughlin opened the public hearing. Sara Javoronok, Associate Planner, presented for the City. Mr. Offer presented and described their history with the property and their plans. He sought approval for the construction of an approximately 1,550 square foot house on an existing lot. He outlined several proposed changes from the submitted plans including the following: move the rear bedroom over, with some articulation remaining, to better accommodate the basement stairwell; utilize fiberglass clad or metal clad windows, 1/1 light rather than divided 2/1 lights; and possibly replace the bay window on the rear elevation with French doors.

Co-Chair McLoughlin read a letter from Charles Awalt, 1847 5th Avenue, into the record. Mr. Awalt requested a smaller front yard setback to match the existing historic homes on the street. Mr. Offer responded that this would be acceptable.

The HRB discussed the project. The HRB discussed the front yard setback request and determined that a decreased setback could be permitted. Co-Chair McLoughlin stated that a fascia gutter would not be appropriate. The HRB also determined that sheet tongue and groove paneling would not be appropriate.

A motion was made by Mr. Mattis to approve the application with the existing Condition of Approval 2, and modified Condition of Approval 1 and 3 and additional conditions of approval to address the issues discussed.

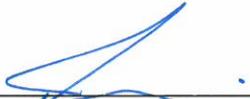
The approved conditions of approval are as follows:

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-4, except as modified by the conditions below.
2. Siding. The fiber cement siding shall have a smooth finish.
3. Windows. The windows shall be wood, fiberglass clad, or metal clad. The mullions may be 2/1 lights or 1/1 lights.
4. Basement wall. The basement wall near the stairwell may shift to accommodate the stairs. The first floor rear bedroom wall may shift as well, but shall have articulation from the primary sidewall at least equal to the width of the corner trim.
5. Front yard setback. The front yard setback may be 10.5' to 13.5'.

6. Rear elevation windows. The rear elevation of the first floor bedroom may have a bay window or French doors.
7. Front gable end. The front gable end shall not have sheet tongue and groove.
8. Gutters. The gutters shall not have a fascia profile.

The motion was seconded by Mr. Petersen 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 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, Co-Chair
West Linn Historic Review Board

Date 8/21/14

Mailed this 22nd day of August, 2014.

Therefore, this decision becomes final at 5 p.m., Sept 5, 2014.