

# WEST LINN HISTORIC REVIEW BOARD

## FINAL DECISION AND ORDER

DR-15-08

### IN THE MATTER OF A PROPOSAL TO ADD TWO DORMERS TO THE ATTIC OF THE HISTORIC HOME AT 1562 BUCK ST.

#### I. Overview

At their meeting on July 21, 2015, the Historic Review Board (“Board”) held a public hearing to consider the request by Bonnie Mangene, Property Owner, to approve a proposal to add two dormers to the attic of the historic home at 1562 Buck Street. The approval criteria for Historic Design Review are found in Community Development Code (CDC) Chapter 25, Overlay Zones - Historic District. The hearing was conducted pursuant to the provisions of Chapter 99.

The hearing commenced with a staff report presented by Darren Wyss, Associate Planner. Bonnie Mangene presented as the applicant. There was no additional public testimony. The hearing was closed, and a motion was made by Board Member Jon McLoughlin and seconded by Board Member Christine Lewis to approve the application with modified conditions of approval. The motion passed unanimously.

#### II. The Record

The record was finalized at the July 21, 2015, hearing. The record includes the entire file from DR-15-08, including applicant materials submitted at the July 21, 2015, hearing.

#### III. Burden of Proof

The applicant bears the burden of proof to demonstrate that an application complies with applicable approval standards, and a local government is not required to approve a noncomplying development proposal. *Adler v. City of Portland*, 25 Or LUBA 546 (1995). The historic design review application requires decisions on land use applications that necessitate compliance with customary land use procedures. Therefore, the applicant is required to carry the burden of meeting each and every criterion for approval.

#### IV. Incorporation of Staff Report

The Staff Report for July 21, 2015, is incorporated into this Final Decision and Order, and all the facts, findings and determinations in those Staff Reports are adopted except where the findings in this Final Decision and Order conflict with those Staff Reports. Where there is a conflict between this Final Decision and Order and the findings in the Staff Reports, the findings in this Final Decision and Order shall govern.

**V. Findings of Fact**

- 1) The Overview set forth above is true and correct.
- 2) The Applicant is Bonnie Mangene.
- 3) The Board finds that it has received all information necessary to make a decision based on the Staff Report and incorporated findings; public comment, if any; and the evidence in the whole record, including any exhibits received at the hearing.

**VI. Findings and Determinations**

The Board adopts the Staff Report for July 21, 2015, with attachments, including specifically the Addendum as its findings, which are incorporated by this reference, and the following finding.

*CDC 25.060(A)(5) Differentiate old from new. Alterations and additions shall be differentiated from the original buildings and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property.*

Utilizing hip gable style dormers will complement the original house, while still allowing differentiation between the new dormers and original house. The lack of truncation on the dormer roofs will differentiate it from the house without causing the dormers to be incompatible with its historic features.

To ensure compatibility with the size, scale, and proportion of the house, the new windows should be limited to the minimum size necessary for egress. Limiting the size of the window will allow the window to be properly trimmed and allow some space for siding around the trim that matches the rest of the home. The narrow and tall proportions of the window illustrated on the top of page 42 of the staff report are compatible with the size, scale, and proportion of the home and the downstairs windows.

In addition to having similar proportions to the downstairs windows, the new windows in the dormers must have similar features to the windows downstairs to be compatible. The number of panels in the new windows is important to the compatibility of the new windows with those that currently exist; therefore, the new windows should mimic the upper half of the downstairs windows such that they are two panels wide over three panels high for a total of six panels. The new dormer window casements must be aluminum, fiberglass, or wood clad and open in a manner that is compatible with the historic nature of the home. The Board finds that by including the Condition of Approval below, this criterion is met.

The Board concludes that there is substantial evidence in the record to demonstrate that all of the required approval criteria are met subject to the conditions of approval below.

**VII. Order and Conditions of Approval**

The Board concludes that DR-15-08 is approved based on the Record, Findings of Fact, the Findings above, and the following condition of approval:

1. Style of Dormer. The two dormers shall have hip gable style roofs.
2. Window Proportions and Specifications. The window casements shall be aluminum, fiberglass, or wood clad. The windows shall be the minimum size necessary for egress and proportioned so that the windows are tall and narrow. The windows shall have a grid pattern of two over three for a total of six grids per panel and open in a manner that is compatible with the historic nature of the home.

  
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JON MC CLOUGHLIN, VICE CHAIR  
WEST LINN HISTORIC REVIEW BOARD

  
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DATE

This decision may be appealed to the City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. This decision will become effective 14 days from the date of mailing of this final decision as identified below.

Mailed this 24<sup>th</sup> day of July, 2015.

Therefore, this decision becomes effective at 5 p.m., August 7, 2015.