



CITY OF

West Linn

HISTORIC REVIEW BOARD Minutes of June 21, 2011

Members present: Chair Jon McLoughlin, Vice Chair Jim Mattis, Sandy Carter, Thane Eddington and James Manning
Members absent: Brian Pearce and Chris Sherland
Council Liaison: Jody Carson
Staff present: Sara Javoronok, Associate Planner

1. Call to Order

Chair Jon McLoughlin called the Historic Review Board meeting to order at 7:05 p.m. in the Council Chambers of the City Hall, 22500 Salamo Road, West Linn, Oregon.

2. Public Comments (None)

3. Hearings

a) DR-10-12, New Home Construction. Site: 1689 6th Avenue,

Chair McLoughlin opened the public hearing and outlined the applicable procedure and criteria. He asked Board members to declare any conflict of interest, bias or ex parte contact(s). None were declared. When invited by the Chair no one present challenged the authority of the HRB or any of its members to hear the matter.

Staff Report

Associate Planner Sara Javoronok presented the June 21, 2011 Staff Report. The applicant proposed to build a house and a garage on a vacant lot. Javoronok discussed the proposed plans and materials. The applicable criteria were in Chapter 25. The staff recommended approval subject to the conditions of approval listed in the staff report. During the questioning period, Javoronok confirmed there was a basement. It was shown on the floor plan. The conditions of approval specified the basement windows were to be the same type of windows as in the rest of the house. Carter wanted to know how visible the windows in the wells would be.

Applicant

Kirsten Van Loo, 6900 SW 105th Ave., Beaverton, Oregon 97008, represented the applicant. She clarified the applicant proposed to install the Jeld-Wen windows and the front door shown on the cut sheets he had submitted. She indicated he would agree to all of the recommended conditions of approval, including the condition to have all wood windows, but he would prefer to be allowed to use clad wood windows below grade due to concerns about moisture. She

clarified that the windows in the wells were at or below grade, so just the top portion might be visible to an onlooker. During the questioning period, Van Loo clarified the windows on the right of the front porch were powder room windows. She anticipated they would be clear glass so they did not look different from the other windows. She confirmed her client would agree to install two dormer windows instead of one. She anticipated her client would agree to add a faux fireplace chimney so it looked like the homes next door if the HRB required it, even though the vented gas fireplace did not need a chimney. It would be a large additional expense. She agreed the windows in the wells needed to be slightly repositioned so they would function properly.

Chair McLoughlin observed the proposed house looked like its neighbors. There would be three Craftsman houses in a row. He suggested having two windows in the shed roof would differentiate it from the others. He advised the door needed to be a Craftsman style door with more lights in it. He observed the proposed paneled cedar siding was so rough it was more appropriate on a barn than a house of this period. Beveled siding would be better. Javoronok advised the called for asphalt composite roofing shingles. Chair McLoughlin recalled the Willamette neighborhood favored three-tab roofing. A Board member suggested there should be shakes in the upper portion the garage so it matched the shakes on the upper level of the house. Chair McLoughlin suggested that might make the design look to busy. Van Loo indicated her client would defer to the HRB on that. She anticipated that the gable end windows would likely be single hung windows. Chair McLoughlin advised they should be either casement or 3050s windows. There were no other proponents and no opponents.

Neither for nor Against

Charles Awalt, 1847 5th Ave., supported double hung side windows with enough space in between for trim. He supported the two-window version on the dormer because the proposed window created a vertical (Victorian) look – not a Craftsman look. He recommended the eaves be 18 inches, or as large as those of the Craftsman houses next door. He recommended three-tab roofing. He advised the neighborhood did not allow shake roofs and architectural roofing was “fake shake.” He advised the area’s water table was reasonable and a nearby house had a dirt basement that remained dry. He indicated the Simpson front door looked more appropriate for a Craftsman house. He advised against putting fancy siding on the garage. It should look like the utility building that it was. He did not think the design should be muddied with a chimney. He observed the proposed cedar siding seemed too rough. It would be better to have wider, smooth surface, siding. That would fit the neighborhood, which contained a lot of transition houses with Victorian siding on them.

Deliberations

Manning recalled the concern that the proposed house would look too much like the two adjacent to it. They had chimneys so perhaps the proposed house should not have one.

Chair McLoughlin suggested the applicant be allowed to use aluminum or fiberglass clad windows in the window wells. He observed the code was not clear enough about shingles but would likely err on the side of three tab shingles. The Board observed that the details in the drawings described a larger roof bracket (that would relate to an 18 inch overhang) than the drawings themselves seemed to indicate, so if they were accurate there was no need to impose a related condition. When asked, Javoronok pointed out the code specifications (Section J) related to exterior finishes. It called for horizontal wood siding to be the primary exterior finish. Shingles were only to be used in conjunction with horizontal wood siding. Single color exteriors were discouraged and stained exteriors were not recommended. Chair McLoughlin observed it referred to "shingles" and did not refer to manufactured panels, which were veneer. Carter questioned requiring shakes on an auxiliary structure. That would make it look too modern. Chair McLoughlin agreed the proposed material was fine because it was a small garage. He asked what the Board wanted to do about the roof. He was not sure whether the three tab material lent itself to the character of the house or cheapened it. He said he did know that if there was a historically appropriate asphalt shingle it would be a three tab. His experience was it was typically approved in other jurisdictions. But the code was a bit vague and needed to be interpreted. Another Board member agreed the HRB ought to stay with three-tab unless the code specified otherwise.

Javoronok added new Condition 10 that required the roof to be three-tab asphalt shingles. She replaced (a) in Condition 5 - Windows with language that called for a pair of 3050 single or double hung windows. (b) was to remain in place. New (c) would say the dormer was to have a minimum of two windows. Chair McLoughlin and Carter suggested Condition 6 - Entryways should specify a Simpson door with a single light, or up to six simulated true divided lights. That would fit Craftsman style. Chair McLoughlin suggested Condition 7 – Siding and Exterior Finish call for horizontal cedar bubble smooth lap siding and wood cut clear cedar shingles. When a Board member suggested specifying 18-inch minimum eaves, Chair McLoughlin noted the knee brackets were 19 inches, which would reflect an 18-inch overhang. He suggested modifying Condition 8 - Foundation and Basements by striking "wood windows" and calling for aluminum or fiberglass clad wood windows. It should also specify that the locations of windows in the wells needed to be adjusted to accommodate the pop outs. He added that all glass windows should have clear glass.

Manning **moved** to approve DR-10-12 subject to the conditions recommended by the staff and modified during deliberations. Eddington **seconded** the motion and discussion followed. Vice Chair Mattis explained he could agree to approve this application. But he recalled hearing that HRB members had strong feelings about windowed areas and suggested the HRB look at the code provision that said doors with window areas was recommended for entryways. That was not a mandate now, but perhaps it should become one. He reported he could not find any provisions in CDC 25.080 – New Construction that actually applied to construction of a new house. Javoronok advised it was supposed to be modified Secretary of Interior Standards, but was not actually standards. Mattis and Carter suggested the HRB should address that. Chair McLoughlin suggested it should be amended to refer to Secretary of Interior Standards. **The vote was conducted and the motion passed 5:0.**

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b) DR-11-09, Garage Rehabilitation and Carport Addition. Site: 1818 6th Avenue

Chair McLoughlin opened the public hearing and outlined the applicable procedure and criteria. He asked Board members to declare any potential or actual conflict of interest, bias, or ex parte contact(s). None were declared.

Staff report

Associate Planner Sara Javoronok presented the June 21, 2011 staff report. The property was a contributing property in the Willamette Falls Historic District. Old Sanborn maps showed the house footprint had remained the same, but accessory structures had been located in different parts of the yard. The existing garage was an accessory structure. A rear addition and a covered rear deck had been previously added to the house. The application offered site plan options. The applicant proposed to remove the existing, street facing, man-door on the garage. Staff found that would affect a character-defining feature, but it was not possible to have both a standard sized garage door and a standard sized man door on that elevation. The applicable criteria were in Chapter 25. The staff recommended approval subject to the three conditions of approval listed in the staff report.

Applicant

Adam Petersen, 1818 6th Ave., testified that he intended to salvage the garage structure and make it more usable. The footings and sill plate of the perimeter walls were rotting and deteriorating. He explained the two-foot wide man door was not practical and the space was needed to accommodate car doors. During the questioning period, he described how he planned to raise the structure temporarily in order to remove the existing wood floor, insert footings and pour a concrete slab. When the Board expressed concern it might collapse on itself during the process, he explained he worked for a general contractor; he had an engineer put the lift plan together; and coworkers who were experienced in commercial restoration work would help. When a Board member was concerned the open carport façade would be visible from the street, Petersen explained the project would connect to an existing 6-foot high fence obscured by a laurel hedge. He needed the fence because he had a dog. When asked, he clarified that he had not yet decided which was his preferred option. His first priority was to put the garage on a slab and make the space more usable. He explained the carport was not allowed to extend as far back as the garage because it was constrained by the 3-foot rear setback. The roof overhang was only allowed to encroach one foot into that setback. The garage was allowed to remain closer to the property line because it was an existing, nonconforming structure and the proposal would not increase its nonconformity. Javoronok clarified the side yard setback was zero. ____ agreed it did not make sense to make a passenger get out of the car just before it was driven into the garage. He observed the structure was falling apart because of water damage. He was concerned the proposed changes did not address that problem. He asked if the applicant planned to install a gutter on the alley

side to collect runoff. Petersen indicated he had not planned to do that but he was open to the idea. But to put a gutter there would increase the encroachment into the alley by a gutter width. Chair McLoughlin recalled that new development of a certain size was now required to use a rain garden to address runoff. If that did not apply to the proposed development the applicant might be allowed to direct water through a gutter to a splash block. Petersen estimated the garage was about 600 sq. ft. Javoronok advised that directing the runoff to a splash block was not a problem. Manning indicated he preferred the option to extend the carport because it looked cleaner. Chair McLoughlin agreed. He indicated he favored the overhang for weather reasons. There were no other proponents and no opponents.

Neither for nor Against

Charles Awalt, 1847 5th Ave., advised that the building was one of the few really fine outbuildings left in the historic district due to its scale and location proximate to downtown. He supported the proposal because it would save the building. He favored the option to extend the roof over the extra little eyelid. He would support a plan to extend the roof of the carport farther back, but it sounded like that could not be done. He observed the issue of changing the street façade was a tough HRB decision. He could go either way on that. He concluded the applicant was doing a wonderful thing for the City.

Rebuttal

Petersen wanted to know if his project – especially the foundation work - could be considered for a matching grant if he accomplished it this summer. Board members noted the rehabilitation program time constraint had already been set, but they had not yet discussed how the funds could be used and if they could be used for foundations or a garage door or a roof. Javoronok would research that. Petersen confirmed he would have to reroof the structure and he indicated he might apply for a grant to do that in September. When asked he clarified that the doors would come from the Rebuilding Center or a similar establishment and the windows would be new. He also clarified that he planned to install a roll door, not a double door.

Deliberations

Chair McLoughlin closed the public hearing. Carter related that she loved the carriage doors, but she agreed roll up doors made more sense because the opening abutted the sidewalk so opening carriage doors could pose a safety issue. Chair McLoughlin recalled roll up doors could look pretty good.

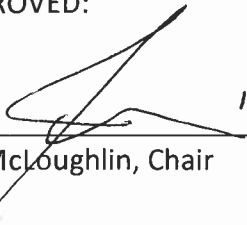
Vice Chair Mattis **moved** to approve DR-11-09 subject to the three conditions listed in the staff report. Carter **seconded** the motion and it **passed** 5:0.

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4. Business from the Historic Review Board
 - a) Work Session. The HRB agreed to schedule a work session on July 19 to talk about grant projects and the code.

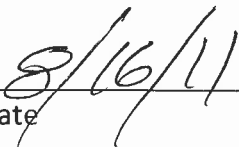
 4. Report from Staff (None)

There being no other business, Chair McLoughlin adjourned the meeting at 8:30 p.m.

APPROVED:



Jon McLoughlin, Chair



Date