



CITY OF  
**West Linn**

HISTORIC REVIEW BOARD

Minutes of September 20, 2011

Members present: Chair Jon McLoughlin, Vice Chair Jim Mattis, Sandy Carter, James Manning, Brian Pearce and Chris Sherland

Members absent: Thane Eddington

Council Liaison: Jody Carson

Staff present: Sara Javoronok, Associate Planner

Guests: None

Work Session:

The work session was called to order at 6:45 p.m. Mr. Sherland asked why the bus shelter application was withdrawn. Staff explained that the Public Works department withdrew the application based on the extra cost. Staff said that the deadline for the Historic Resources Rehabilitation Grant was September 30, 2011 and that a few owners had called with questions about the project but that she had not gotten any applications. Chair McLoughlin encouraged the HRB members to always visit the project sites. The meeting was adjourned at 6:55.

Regular Meeting:

1. Call to Order

Chair Jon McLoughlin called the Historic Review Board (HRB) meeting to order at 7:06 p.m. in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, Oregon.

2. Public Comments (None)

3. Business Meeting

- a) **DR-11-11, Design review of bus shelter in the public right-of-way near 1683 Willamette Falls Drive.**

The application had been withdrawn. The HRB and staff planned to discuss alternatives at the October 18, 2011 HRB meeting.

- b) **DR-11-12, Design review of single car garage at 1769 4<sup>th</sup> Avenue.**

Chair McLoughlin opened the hearing and outlined the applicable criteria. He asked Board members to declare any conflict of interest, bias or ex parte contact (including site visits). Three board members each reported he had visited the site. When invited by the chair no one present challenged the authority of the HRB or any individual HRB member to hear the matter.

### *Staff Report*

Associate Planner Sara Javoronok presented the staff report (see her written report dated September 20, 2011). The applicant proposed to construct a new garage in the side yard. The lot was within the Willamette Historic District. The house had been changed over the years and was considered a non-contributing structure. Ms. Javoronok showed pictures of the existing site including the proposed location. She advised the garage would be accessed from the front because there was no alleyway. The applicant proposed a carriage-style door and wood lap siding that would match the residence. The applicant had agreed to install a set of paired, single hung windows that would match the character of the existing residence. The staff recommended approval subject to conditions that specified which plans were to be followed; required the pair of west elevation windows; and specified window trim width.

### *Applicant*

Bob Miller, D. Robert Miller Architect, 21650 SW Rivera Ln., said the applicant had set the garage back and tried to meet all the applicable criteria. During the questioning period he clarified the greenhouse would be far enough away from the garage to get around it. Chair McLoughlin noted there were three different types of siding on the house. It was hard to tell which revisions of the house were original and which were not. He asked what type would be on the garage. Mr. Miller indicated he was open to whatever made sense. He was agreeable to Chair McLoughlin's suggestion of 6-inch tight knot. Mr. Manning suggested using 4-inch on the front would likely match the porch and then using 6-inch on the sides. The board noted the amount of separation between the house and garage. Vice Chair Mattis explained he was reluctant to specify the type of siding given that the house had three different kinds of siding on it; it was a non-contributing structure; and there was not much surface left to be covered on the street-facing elevation with the garage door there. Chair McLoughlin observed a consensus not to specify the type of siding. The HRB then talked about the proposed condition related to windows. Mr. Miller wanted an option to put them on the side. Chair McLoughlin observed it was a side one could not see from the street. But he understood the staff's interest in keeping the windows more appropriate to the house. He tried to envision shifting the door for them. But he concluded that it was probably not a significant issue because the left and rear elevations were solid and more than half the right side was solid. Miller clarified the overhang for Chair McLoughlin. There was no other testimony.

### *Deliberations*

Chair McLoughlin closed the public hearing. Vice Chair Mattis asked the staff to suggest new language regarding windows. Javoronok suggested the applicant could have a single hung 2' x 3' fiberglass window on either side of the door.

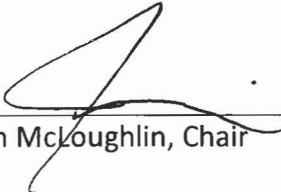
Vice Chair Mattis **moved** to approve DR-11-11 subject to the recommended conditions of approval in the staff report, with (2) Windows modified to allow two single hung fiberglass windows on either side. Mr. Sherland **seconded** the motion and it **passed** 6:0

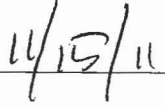
4. Business from the Historic Review Board (None)

4. Report from Staff

Ms. Javoronok had distributed packages of materials and a press release that had come from SHPO. She encouraged Board members to participate in the September 29 public workshop regarding a vision for the Highway 43 corridor. She clarified that the current auction of Blue Heron property included only the machinery, not the 39 acres on the West Linn side of the river.

There being no other business, Chair McLoughlin adjourned the meeting at 7:30 p.m.

  
\_\_\_\_\_  
Jon McLoughlin, Chair

  
\_\_\_\_\_  
Date