



HISTORIC REVIEW BOARD

Minutes of February 21, 2012

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

Members absent: James Manning

Staff present: Sara Javoronok, Associate Planner

CALL TO ORDER

Chair McLoughlin called the meeting to order at 7:00 p.m. in the Bolton Room of City Hall, 22500 Salamo Road, West Linn, Oregon.

APPROVAL OF MINUTES

Mr. Sherland **moved** to approve the Minutes of November 15, 2011. Mr. Mattis **seconded** the motion and it **passed** 6:0.

ELECTION OF OFFICERS

Mr. Mattis **nominated** Jon McLoughlin to another term as chair. Mr. Eddington **seconded** the nomination and Chair McLoughlin was **re-elected** by unanimous vote.

Chair McLoughlin **nominated** Jim Mattis to another term as vice chair. Ms. Carter **seconded** the nomination and Vice Chair Mattis was **re-elected** by unanimous vote.

PUBLIC HEARINGS

DR-12-01: 1745 4th Avenue rear addition/converted porch demolition and construction

Chair McLoughlin opened the public hearing and outlined the applicable procedure and criteria. When invited to none of the Board members declared any potential or actual conflicts of interest or ex parte contacts. Chair McLoughlin and two other HRB members each reported making a site visit. No one present challenged the jurisdiction of the HRB or the authority of any individual member of the HRB to hear the matter.

Staff Report

Ms. Javoronok presented the staff report dated February 21, 2012. The property was about 15,000 square feet - a relatively large lot for the area. It was zoned R-10. Surveys showed it was a noncontributing property. She referred to an aerial photograph and photographs of several elevations. One of them showed the converted rear porch which was proposed to be removed to accommodate the addition. She pointed out the proposed site plan. She noted that siding and roofing materials were to match the existing siding and roofing. She advised the staff recommended approval of the application as submitted in the plans, elevations and narrative in Exhibit HRB-3.

Applicant

Claudio A. Pernisco, 1798 4th Ave., spoke on behalf of the property owners, Christine Reising and Colin McCoy, 7401 S. Fork Little Butte Cr. Rd., Eagle Point, Oregon 97524, who were also present. Mr. Pernisco was the contractor. He confirmed that he was rebuilding the house foundation. It had been a post and beam foundation. The portion of the foundation around the original structure had just been completed and was awaiting inspection. He submitted photographs of the work. Ms. Javoronok confirmed the applicants had proposed to rebuild the

foundation. She advised Chapter 25 minor alterations code provisions allowed them to do that as long as they did not raise or lower the existing foundation. Mr. McCoy confirmed the siding would match.

Deliberations

There was no other testimony. Chair McLoughlin closed the public hearing and opened deliberations.

Vice Chair Mattis **moved** to **approve** DR-12-01 subject to the plans, elevations and narrative submitted in Exhibit HRB-3. Mr. Sherland **seconded** the motion and it **passed** 6:0.

DR-12-02. 1852 4th Avenue rear addition, re-siding, and front porch alterations

Chair McLoughlin opened the public hearing.

Staff Report

Ms. Javoronok presented the staff report dated February 21, 2012. She clarified that the property address printed in the notice was correct, but the address on the agenda was incorrect. The property was zoned R-5. It was within the Willamette Historic District. It had been built in 1984 and was not in period. She referred to an aerial photograph and other photographs. She pointed out the rear yard was significantly screened. The applicants had submitted elevations showing the proposed porch details. The site plan showed the proposed rear addition would be 18 feet from the rear lot line. The code required a 20-foot rear setback. It allowed exceptions for accessory structures and accessory dwelling units. The addition did not fit either category. The applicant also proposed shingle siding. Section 25.070(j) required horizontal wood siding as the primary exterior finish. Shingles were only to be used in conjunction with horizontal wood siding. Section 25.050 allowed the decision making body to approve alternative design modifications if certain criteria were met. The applicant had to demonstrate that the alternative was appropriate to the architecture of the district and would have no negative impacts on the district and adjacent homes. The applicant had submitted photographs of other residences in the historic district that featured shingles as the primary siding. The staff found the requested 2-foot reduction in the rear yard setback would not negatively impact the structures in the historic district. They recommended approval of the application with the plans, elevations and narrative in Exhibit HRB-3. During questioning Ms. Javoronok confirmed the HRB had authority to approve the reduced setback. When asked, she clarified that there was no 'rule of thumb' regarding how many photographs an applicant had to provide to show compliance.

Chair McLoughlin agreed the house was not in period. Horizontal siding was used during the period. He remarked that shingles were preferable to the existing vinyl siding if the shingles were done correctly. Ms. Javoronok pointed out the applicant had submitted photographs of a number of houses in the area with shingle siding. She acknowledged that was not as prevalent as horizontal wood siding. Chair McLoughlin and Ms. Carter each reported what he/she had observed while driving in the alley. They both recalled there was a tall hedge in back that blocked the view of the house. They acknowledged that one could not guarantee that the hedge would always be there. Chair McLoughlin noted the addition would be completely out of view from the front as well. The HRB observed that a detached ADU would be allowed to be as close as three feet from the lot line, but the proposed addition could not be that close because it was attached. Board members expressed concern that allowing the reduced rear setback would set a precedent.

Applicants

Elizabeth Smolens and Aron Helligas, 1852 4th Ave., came forward to testify. Ms. Smolens explained she felt the house was a cottage and shingles would look nicer on it. Most of the shingled homes in the district had stained or painted shingles. She would stain hers a pale gray color. She wanted to replace the large Greek columns on the front porch that were out of line with the district so the house would have more of a cottage look. She explained she was asking for a minimal reduction of the rear setback that would allow her to make the addition large enough for a family-sized dining room table. The backyard was very private and no one would see the structure. She and Mr. Helligas were never going to put an ADU back there. If the cedar hedge died she planned to replace it.

During questioning Chair McLoughlin asked how the applicants settled on an 11-foot addition. Ms. Smolens explained she had decided to ask for the most reasonable amount of reduction that the HRB was likely to approve that would allow the dining table. She confirmed the hedge was on the applicants' property. She clarified the applicants planned to replace all the siding, not just along the garage approach to the front door. They would tear off all the vinyl and the entire house was going to be paint-stained, cedar, shingles. She had forgotten to bring the book that showed the color. It would be a light gray.

Proponents

Adam Petersen, 1818 6th Ave., testified that he did not feel what the applicants proposed would detract from the historic structures in the district. He indicated it would be fantastic to get rid of the vinyl siding. Shingles was a pretty good compromise for getting rid of vinyl in the district. The change to the front porch would enhance the aesthetic and make the circa 1984 home fit better with district homes. He recalled that a lot of buildings in the area were right up against the property line.

There was no other public testimony. Chair McLoughlin closed the public hearing and then immediately re-opened public testimony to ask if the applicants planned to keep whatever was over the front of the garage. Ms. Smolens reported that Wisteria grew across there. She did not plan to remove it. She had been trying to work on it to it would bloom this year. Chair McLoughlin related that he hoped they would retain something there to soften that tall elevation.

Deliberations

Chair McLoughlin closed public testimony and opened deliberations. Vice Chair Mattis indicated he leaned toward allowing the 2-foot setback reduction and the applicable criteria would allow it. Chair McLoughlin related his only concern was about setting a precedent. The HRB observed this applicant had only asked for two feet; there was a high hedge that would screen the addition; it had no impact on the streetscape; and it was a noncontributing structure. Those factors might not be present in future applications. Those applications could be decided on a case-by-case basis. Ms. Carter supported getting rid of the big front columns. A couple of HRB members remarked that they were partial to shingles on a house.

Mr. Mattis **moved** to approve DR-12-02 subject to the plans, elevations and narrative in Exhibit HRB-3. Mr. Pearce **seconded** the motion and it **passed** 6:0.

DRAFT HISTORIC RESOURCES PROGRAMS/PROJECTS (Including National Historic Preservation Month Activities)

The Board talked about things they might do during Preservation Month (May); what they might do to educate the community; and what projects to list in the next CLG grant application. They talked about presenting a preservation award in May. They considered inserting articles in the *Tidings* and the *Update* that would explain where West Linn's historic areas were; the

local preservation grant program; the surveys that had been done; and how preservation activities helped improve the local economy and related to sustainability. They talked about creating a display at the library and having an outreach booth at the River Heritage Day event in June. They talked about working with the Sustainability Advisory Board. They considered a suggestion to highlight specific examples of how to do things right. Examples included the Petersen's garage and the Offers' windows. Ms. Javoronok was to circulate a list of ideas for preservation month and ongoing articles as well as a list of potential CLG projects. The members were to add to the lists; suggest candidates for the Preservation Award; and suggest how to prioritize the CLG list before the next meeting. The Board planned to finalize Preservation Month and ongoing activities and vote on the CLG projects list at their March meeting. Ms. Javoronok advised the next opportunity to submit an application for a CLG grant would be in 2013.

BUSINESS FROM THE HISTORIC REVIEW BOARD

The HRB considered a draft Resolution to make the Willamette Falls Area a national heritage area.

Mr. Mattis **moved** to approve Resolution 12-01. Ms. Carter **seconded** the motion and it **passed** 6:0.


REPORT FROM STAFF

Ms. Javoronok reported that one person had applied for the vacant board position. The consultants were going to present the Willamette Neighborhood Selective Reconnaissance-level Survey at the next HRB meeting.

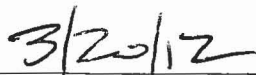
ADJOURNMENT

The next meeting was scheduled on March 20, 2012. There being no other business, Chair McLoughlin adjourned the meeting at 8:20 p.m.

APPROVED:



Jon McLoughlin, Chair



Date