

**WEST LINN HISTORIC REVIEW BOARD
FINAL DECISION AND ORDER
DR-20-11**

**IN THE MATTER OF A CLASS II HISTORIC DESIGN REVIEW AT 1706 6th AVENUE
FOR A 343 SQUARE FOOT FIRST-FLOOR ADDITION AND A 250 SQUARE FOOT
SECOND-FLOOR GABLED DORMER ADDITION**

I. Overview

At its meeting on February 23, 2021, the Historic Review Board (“The Board”) held a public hearing to consider the request by Denise Hoffner, applicant, to approve first and second floor additions to the single-family home at 1706 6th Avenue. The property is located in the local Willamette Historic District and the National Register Willamette Historic District. The existing single-family home is an eligible, contributing structure. The approval criteria are found in Community Development Code (CDC) Chapters 13 and 25. The hearing was conducted pursuant to the provisions of Chapter 99.

The hearing commenced with a staff report presented by Darren Wyss, Planning Manager. Denise Hoffner and Natalie Winters presented on part of the applicant. The applicant requested approval of a modification to allow the rear stoop and roof structure to be expanded and allow for the installation of double doors as opposed to the proposal of a single door. No oral or written testimony was submitted by the public.

The Board asked questions of the applicant about the request for double doors and the extent of the stoop/roof expansion. The hearing was closed and The Board deliberated on the appropriateness of the size of the window replacements, allowing the double door modification request, the modification request to the roof pitch, and how this proposal meets the subordinate criteria of the code.

The Board moved to reopen the public hearing to request additional information from the applicant on the size of the proposed additions and the design of the double door and a definitive number on the total feet of the rear stoop if modified. The Board discussed the wording of a new condition of approval to allow the double door modification and a motion was made by Acting Chair Schreiber and seconded by Board Member Watton to approve the application, subject to an additional condition of approval. The motion passed six votes in favor (Nowacki, Steele, Erwin, Watton, Schreiber, and Young) and none opposed.

II. The Record

The record was finalized at the February 23, 2021, hearing. The record includes the entire file from DR-20-11, including materials submitted at the February 23, 2021 hearing.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The Applicant is Denise Hoffner.
- 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.

The Board adopts the Staff Report for February 23, 2021 and adds the following findings:

1. The Board finds the window replacements meet the criteria in Community Development Code Chapter 25.060.A(15), are consistent with the original historic appearance, and will not detract from the authenticity of an early 20th Century Pacific Northwest bungalow style.
2. The Board finds the second-floor gabled roof dormer is subordinate to the original historic home and meets the criteria in Community Development Code Chapter 25.060.A(7). The addition will not exceed the existing height of the home and is less than a 50 percent increase in the total area of the second-floor.
3. The Board finds the criteria in Community Development Code Chapter 25.060.A(8) and 25.070.C(9) are met for the roof pitch as Chapter 25.080 allows modification to design standards and the 3:12 roof pitch is consistent with the existing front dormer roof. The existing 8:12 roof pitch of the historic home will not be altered and the applicant provided evidence of 3:12 roof pitch in the National Register Historic District.
4. The Board finds the request by the applicant to install six-foot double doors or a single door as part of the first-floor rear addition, and the expansion of the rear stoop and porch up to 15-feet meets the criteria found in Community Development Code Chapter 25.
5. The Board finds its decision is unique to the circumstances of the property at 1706 6th Avenue and concludes this decision will not be precedent setting for any future decisions made by The Board.
6. 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.

The Staff Report for February 23, 2021, 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.

IV. Conclusion

For the reasons contained herein, the Board approves the Application based on the incorporated findings and subject to three Conditions of Approval.

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-1.
2. Rear Exterior Door Materials. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material consistent with the original historic appearance. (Staff Finding 18)
3. Rear Exterior Door/Stoop Expansion. The rear door, stoop, and roof can be constructed as proposed or modified with six-foot maximum double doors and a 15-foot maximum rear stoop and roof structure width.

V. Order

The Board concludes that DR-20-011 is approved based on the entire Record, Findings of Fact, and Findings above.



DANNY SCHREIBER, ACTING CHAIR
WEST LINN HISTORIC REVIEW BOARD

2/24/21

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 25 day of February, 2021.

Therefore, this decision becomes effective at 5 p.m., March 11, 2021, 2021.