

**WEST LINN HISTORIC REVIEW BOARD
FINAL DECISION AND ORDER
FILE NO. HDR-23-03**

**IN THE MATTER OF A PROPOSAL FOR A CLASS II HISTORIC DESIGN REVIEW TO
REPLACE SIXTEEN EXISTING WINDOWS AT 4865 WILLAMETTE FALLS DRIVE**

I. Overview

At its meetings of November 14, 2023, the West Linn Historic Review Board held a public hearing to consider a request by Rigel Bruening to approve a Class II Historic Design Review to replace sixteen existing windows at his home located at 4865 Willamette Falls Drive. The approval criteria are found in Chapters 25 and 99 of the Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by John Floyd, Associate Planner. Rigel Bruening presented for the applicant. The Historic Review Board deliberated on the project, closed the hearing, and Daniel Saltee made a motion to approve the application subject to the staff recommended conditions. The motion to approve passed 5-0 with Chair Manning, Danny Schreiber, John Steele, Kirsten Solberg, and Daniel Saltee voting in the affirmative (member Tom Watton recused himself and Michael Fuller was absent from the meeting).

II. The Record

The record was finalized at the November 14, 2022, hearing. The record includes the entire file from HDR-23-03.

III. Findings of Fact

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

IV. Findings

The Historic Review Board adopts the Staff Report for November 14, 2023, with attachments, as its findings, which are incorporated by this reference.

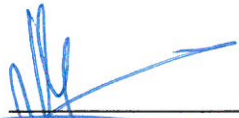
The Historic Review Board concludes that all of the required approval criteria are met subject to the following conditions of approval:

1. Site Plan, Elevations, and Narrative. Alterations to the building shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-1.

2. Window Lights. Replacement windows shall utilize “simulated divided lights” on the exterior of the window panes, as demonstrated on page 20 of the product sheet contained in Exhibit HRB-01

V. Order

The Historic Review Board concludes that HDR-23-03 is approved based on the Record, Findings of Fact, and Findings above.



JAMES MANNING, CHAIR
WEST LINN HISTORIC REVIEW BOARD

11/30/23

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 30 day of November, 2023.

Therefore, this decision becomes effective at 5 p.m., December 14, 2023.