

WEST LINN HISTORIC REVIEW BOARD
FINAL DECISION NOTICE
FILE NO. DR-11-02

**IN THE MATTER OF A REAR ADDITION AND DETACHED GARAGE TO THE HOUSE AT
1608 6TH AVENUE**

At their meeting of May 17, 2011, the Historic Review Board (HRB) held a public hearing to consider the request by the owner, Judy Hale, to add a rear addition, detached garage, porch, and replaced windows at her house at 1608 6th Avenue. The property is in the Willamette Historic District. The decision was based upon the approval criteria of Chapter 25 of the West Linn Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

Chair Jon McLoughlin of the HRB opened the public hearing. Sara Javoronok, Associate Planner, presented for the City. Ms. Hale and Mike Osterman of Osterman Designs presented and offered testimony. They stated that their preference was for an attached garage. They had copies with them of their preferred option.

Chair McLoughlin asked if the foundation would be the same height as the existing structure or as shown on the plans and if the flare out would be built as shown. Mr. Osterman stated that it would be as shown on the plans.

Mattis asked staff for the specific code sections that applied to the requirement for a detached garage. Staff responded that Sections 25.070 B and C applied. B stated the required rear yard setback and C specified the setback for the garage.

Manning asked if it would be possible for the applicant to extend the overhang on the garage to cover more of the space between the residence and the garage. Chair McLoughlin stated that this could be approved by staff.

Carter inquired as to whether the roof would have gutters. The applicant stated that there would be gutters. Carter stated that she supported the project.

Eddington asked staff how the code defined connection since the porch was between the two. Staff responded that the connection was with the porch not the two structures.

Public testimony was heard from Charles Awalt. He stated that the foundation shown on the plans was compatible with the building and anything different would not be as compatible. He also supported the detached garage and said that other houses in the neighborhood have had to accommodate this as well.

Chair McLoughlin closed the public hearing.

Chair McLoughlin and the Board expressed understanding of the applicant's desire for an attached garage, but stated that allowing an exception would set a precedent and that others would then ask for the same thing.


Sherland stated that he did not have questions and agreed with Manning's point regarding the overhang.

A motion was made by Mattis to approve the application as presented with staff's two conditions of approval relating to the trim and lighting as follows:

1. Lighting. The light fixtures shall not create off-site glare.
2. Trim. The trim shall be a minimum of 4 inches wide or shall match the existing trim.

The motion was seconded by Eddington and approved 6-0.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require payment of fee and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.



Jon McLoughlin, Chair
West Linn Historic Review Board

5/20/11

Date

Mailed this 20th day of May, 2011.

Therefore, this decision becomes final at 5 p.m., June 3, 2011.