

WEST LINN HISTORIC REVIEW BOARD

FINAL DECISION NOTICE

FILE NO. DR-11-07

IN THE MATTER OF FRONT FAÇADE CHANGES TO 1823 WILLAMETTE FALLS DRIVE AND SIDE FAÇADE CHANGES TO 1817 WILLAMETTE FALLS DRIVE

At their meeting of June 7, 2011, the Historic Review Board (HRB) held a public hearing to consider the request by the applicant, Darren Gusdorf, of Icon Construction, to make alterations to 1817 and 1823 Willamette Falls Drive. At 1817 Willamette Falls Drive the applicant proposed opening an enclosed door and enclosed small window/milk chute on the west side of the building. At 1823 Willamette Falls Drive the applicant proposed changing the material and location of the existing awning and enlarging the front entry from a single door to a double door. 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.

Vice Chair Jim Mattis of the HRB opened the public hearing. Sara Javoronok, Associate Planner, presented for the City. Mr. Gusdorf and Ken Arrogatti of Li' Cooperstown presented and offered testimony. Mr. Gusdorf noted that there was a change from the submitted application. The application referred to an "Option A" and "Option B" for the underside of the awning. The applicant had since determined that neither option was feasible and proposed a hybrid of the two options. The proposed option would have the fascia and cedar of Option A and the surface mount lighting of Option B. However, it would not have the box beam construction as in Option B. There would be a recess of approximately 3" from the underside of the awning to the bottom of the fascia.

Eddington commented on the shallow depth and that if the height of the awning was increased it would be too large for the structure. The Board discussed that the fascia would appear as in Photo #3. Carter expressed support for the box beam construction of Option B. Staff and the Board discussed a condition of approval to address the changes to the proposed awning.

Public testimony was heard from Charles Awalt. He was neither for nor against the proposal. He stated that it was a small structure and that a flat awning was appropriate and would allow room for signage. He also supported enlarging the door to a double door.

Vice Chair Mattis closed the public hearing.

A motion was made by Eddington to approve the application based upon the findings in the staff report, with the exception of Finding No. 4 relating to the awning, additional findings, and four conditions of approval.

The additional findings are as follows:


1. There will not be changes to the awning/overhang at 1817 Willamette Falls Drive.
2. The proposed steel awning is compliant with applicable criteria provided that its installed above the transom windows, extends across the entire façade of the building and has a cedar soffit and fascia as shown in Photo #3 of Exhibit HRB-3 and surface mount lighting as shown in Photo #4 of Exhibit HRB-3.

Conditions of approval are as follows:

1. Elevations. With the exception of modifications required by these conditions, the project shall conform to the elevation A1 dated April 21, 2011 in Exhibit HRB-3.
2. Entryway. The restored entrance at 1817 Willamette Falls Drive shall match the door depicted in Photo #2 in Exhibit HRB-3.
3. Lighting. The lighting shall not create off-site glare.
4. Awning. The awning at 1823 Willamette Falls Drive shall have a cedar soffit and fascia as shown in Photo #3 and surface mount lighting as shown in Photo #4 of Exhibit HRB-3.

The motion was seconded by Sherland 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.



 Jim Mattis, Vice Chair
 West Linn Historic Review Board

6/10/11

 Date

Mailed this 10th day of June, 2011.

Therefore, this decision becomes final at 5 p.m., June 24, 2011.