

**WEST LINN HISTORIC REVIEW BOARD**  
**FINAL DECISION NOTICE AND ORDER**  
**FILE NO. DR-14-02**

**IN THE MATTER OF DESIGN REVIEW FOR A REAR PORCH ADDITION, ADDITION TO A  
REAR DORMER, WINDOW REPLACEMENT, AND GARAGE REPLACEMENT**

At their meeting of October 21, 2014, the Historic Review Board (HRB) held a public hearing to consider the request by the applicants, Lonny and Kristine Webb, for a rear porch addition, addition to a rear dormer, window replacement, and garage replacement for their property at 1344 14<sup>th</sup> St. The property is within 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.

HRB Co-Chair Jon McLoughlin opened the public hearing. Sara Javoronok, Associate Planner, presented for the City. Mr. and Mrs. Webb presented on their proposed work and provided additional photographic evidence into the record that showed deterioration of the existing wood windows.

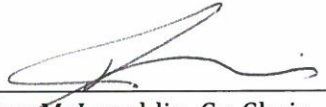
The HRB discussed the proposed windows and the photographic evidence presented. Based on the additional evidence, the HRB concluded that it was not possible to repair the windows. A motion was made by Mr. Mattis to accept the findings in the staff report except as relating to the window replacement. The HRB adopts the findings and determinations in the Staff Report for DR-14-02 for the hearing date of October 21, 2014, except where those findings conflict with the findings for the window replacement in this Final Decision Notice and Order. The motion was as follows: to approve the request for the rear porch addition, subject to conditions 1, 3, 4, 5, and 6 of the staff report for tonight's hearing; to approve the addition to the rear dormer, subject to conditions 1, and 2 of the staff report for tonight's hearing; to approve the window replacement; and to deny the garage replacement. The conditions of approval from the staff report are as follows:

1. Site Plan, Elevations, and Narrative. The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-5 and 6, except as modified below.
2. Rear Dormer. The addition to the rear dormer shall be set back from the side elevation a distance equal to the set back of the other end of the dormer on the southeast elevation.
3. Windows. The rear porch addition shall, as possible, restore and reuse existing windows.
4. Roof Pitch. The rear porch addition shall have the same pitch as the south/right elevation of the rear shed dormer.
5. Siding. The rear porch addition shall have wood siding.
6. French doors. The French doors in the rear porch addition shall be wood, fiberglass clad, or metal clad that is consistent with the historic appearance.

The motion was seconded by Mr. Petersen and approved 5-2. Co-Chair McLoughlin and Mr. Eddington dissented.

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 CDC. 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.

  
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Jon McLoughlin, Co-Chair  
West Linn Historic Review Board

10/23/14  
\_\_\_\_\_  
Date

Mailed this 24<sup>th</sup> day of October, 2014.

Therefore, this decision becomes final at 5 p.m., November 7, 2014.