

**CITY OF WEST LINN
HISTORIC RESOURCES ADVISORY BOARD MINUTES**

February 3, 2009

Members Present: Charles Awalt, Sandy Carter, Gail Holmes, Tom Neff and Midge Pierce

Members Absent: None

Staff Present: Bryan Brown, Planning Director; and Tom Soppe, Associate Planner

Agenda Topics: Election of Chair and Vice Chair; SHPO Changes for Next Grant Cycle; Furthering Goal 5 Inventory Effort; Discussion of Industrial Area Concept

1. CALL TO ORDER

Ms. Holmes called the meeting to order at 7:00 PM.

2.a. INTRODUCTION OF NEW MEMBER MIDGE PIERCE

The board welcomed Midge Pierce as the newest member. She related that she had a journalism background and had worked in cable, satellite and broadcast television for many years

2.b. MINUTES OF 01-06-09

The minutes were approved after three modifications were made to the draft.

2.c. ELECTION OF CHAIR AND VICE CHAIR

The members elected Gail Holmes to serve as Chair and Sandy Carter to serve as Vice Chair of the Historic Resources Advisory Board by acclamation.

2.d. SHPO CHANGES FOR NEXT GRANT CYCLE

The State Historic Preservation Office (SHPO) had announced they were changing the Certified Local Government (CLG) grant program from a one-year program to a two-year cycle. The board had a choice of applying for the 2009-11 cycle or the 2010-12 cycle. There was also a \$3,000 grant available to administer and maintain the local CLG program. The deadline for applying was March 2009. The staff related that the grants were noncompetitive grants from a fund that was divided up among CLGs, but SHPO had cautioned that agency might not have enough money for all CLGs in the earliest cycle.

Board members observed they had a lot of work to do. They agreed to submit more than one project for grant funding and to apply for the 2009-11 cycle. They did not select grant program projects at this meeting, but they discussed potential projects. Their wish list included completing the new Willamette Historic District code; creating an industrial

district overlay; designating more structures as Landmarks; nominating a district or structure to the National Register of Historic Places; and protecting areas such as Holly Grove, Buck Street and Sunset. The Board directed staff to tell SHPO that the City wanted to be part of the 2009-11 cycle rather than the 2010-12 cycle if at all possible.

2.e. FURTHERING GOAL 5 INVENTORY EFFORT

The process of protecting property with CDC Historic Landmark status started with inventorying a site. That would mean starting with existing survey data, which some members felt was not detailed enough to show the event, famous resident, or special architectural style that had to be the justification for protecting sites as Landmarks. The original inventory had been conducted in 1984, and a 1974 survey had used college students to look at buildings on the older inventory and determine whether they looked historic. That survey might have missed some structures. Mr. Awalt recalled that he and other interested persons had examined and culled the 1974 list. A 2002 Winterbrook study had compiled the available data for the new SHPO database and the consultants had given the city a disk containing that information. Mr. Awalt said the Winterbrook data had been a “windshield” study and he feared it was not detailed enough to be used to justify historic designation. Members talked about using other survey data to add to the information on the SHPO database. They suggested a potential CLG grant project could be to expand the “windshield” study. The staff advised the CLG grant program required them to use a certified consultant to survey potential inventory candidates.

Board members stressed the city was losing historic structures that needed protection now. Historic West Linn had been five communities that eventually became the City of West Linn. The staff reported the city’s consultant’s preliminary findings were that the Buck Street area did not feature enough contiguous, qualified, structures to warrant considering it for a National Register Historic District. But individual structures could be placed on the National Register. The board suggested in that case the city might simply place a protective overlay zone on Buck Street.

Ms. Holmes saw a need for a process that resolved for certain what properties qualified as historically significant and required protection. Mr. Awalt suggested HRAB begin to create and work from a list of potential survey candidates. The staff reported the citywide inventory was “on hold” until the Willamette Historic District was in place. Mr. Soppe agreed to provide the board with the Goal 5 list of properties the consultants had identified that might be potential Landmark properties and the survey information that justified that. He said that list heavily overlapped the list of sites already on the CDC Landmark list. He also agreed to find the code definition, “Landmark.”

Mr. Awalt advised that the primary difference between the Willamette Historic District and the Historic Landmarks code was that the District would not allow conditional use permits. He explained that would keep it a residential area and prevent that district from looking like the Sellwood area of little antique stores. He added that conditional use permits were allowed on sites categorized as Historic Landmarks.

Board members suggested a potential project to use education as a preservation strategy. The project could make owners aware there were programs available to reduce taxes and help them refinance, weatherize, maintain and rehabilitate their historic structures. It was

suggested that maintaining the embedded carbon in historic buildings should be part of the city's sustainability goal and that city staff should be trained so they could advise owners who inquired how to place their structure on the National Register of Historic Structures.

2.f. DISCUSSION OF INDUSTRIAL AREA CONCEPT

PGE had previously indicated a willingness to look at historic designations or overlays for its properties near the Willamette Falls navigation canal and locks. Ms. Holmes observed those buildings had to be both placed on the Landmark list and incorporated into a new, legally protected, historic district. Some board members worried that proposing a new industrial historic district now would confuse people and dilute the Willamette Historic District effort

3. MISCELLANEOUS ITEMS OF INTEREST

Ms. Holmes suggested it would be helpful to have aerial photographs to refer to when the board talked about specific districts and properties.

Mr. Awalt suggested it might be time to survey a group of 1920's – 1930's English Romance Period cottages that had been identified in the Winterbrook report.

The board's SHPO contact person for CLG grants, Sarah Jalving, was leaving to work for ODOT. She had emailed the staff a list of people at SHPO they could contact in the future.

A marker commemorating victims of a steamship accident was currently located on the riverbank at the end of Dollar Street. But it would be affected by bridge construction. The board talked about asking the Parks Director to move it to a safer place.

Ms. Holmes had received an application inviting entities to become Oregon 150 Sesquicentennial Celebration partners. The board discussed whether the board or the city should do that. They unanimously agreed to ask the city to do so. They anticipated they could put an HRAB project under the list of West Linn Sesquicentennial projects when they were ready to.

Mr. Awalt circulated a copy of a communication that questioned how the City Council could allow potential demolition of several structures in the Bolton area while the city was in the process of studying this area for potential greater protection.

The staff related that the City Council had decided not to pursue moving an old log cabin into the city from the Stafford area due to the cost and the risk it would not survive the move.

The board planned to discuss whether the old house at Fields Bridge Park would qualify for Landmark status at a future meeting.

4. ADJOURNMENT

Ms. Holmes adjourned the meeting at approximately 9:00 PM.

**ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF
FEBRUARY 3, 2009**

| Agenda Item | Title | Doc Date | Document Description | Document Number |
|--------------------|---|-----------------|---|------------------------|
| 2b | Minutes of 1-6-09 | 1-7-09 | Minutes of 1-6-09 | 090203HRAB01 |
| 3 | Historic Review of the Buck Street Property | 1-6-09 | Charles Awalt's comments on potential demolition of house | 090203HRAB02 |

MINUTES APPROVED:

Gail Holmes, Chair

Date