



HISTORIC RESOURCES ADVISORY BOARD

Minutes of December 1, 2009

- Draft -

Members present: Chair Gail Holmes, Vice Chair Sandy Carter, Charles Awalt, Midge Pierce and Tom Neff

Staff present: Tom Soppe, Associate Planner

Members absent: None.

Guest: Julie Koler, Andrews History Group

1. CALL TO ORDER

Chair Holmes called the Historic Resources Advisory Board meeting to order at 7:12 p.m. in the Willamette Room of City Hall, 22500 Salamo Road, West Linn, Oregon.

2. BUSINESS ITEMS

2.a. MINUTES

Carter **moved** to approve the Minutes of November 3, 2009. Neff **seconded** the motion and it **passed** by unanimous agreement.

2.b. MEETING WITH JULIE KOLER, ANDREWS HISTORY GROUP

Soppe provided maps that showed the concentration of buildings constructed before 1964. The consultants had asked for them and would use them in their survey work. An aerial map showed general mill area boundaries. Julie Koler anticipated the consultants would be able to fashion guidelines and complete reconnaissance level surveys for all of Bolton and almost all of Sunset too. But if pressed for time in Sunset they would focus on the oldest part of Sunset.

Koler had not driven through the mill area, where the objective was to ultimately place an overlay on it and create guidelines for it. When she asked if it was all under single ownership the Board explained there were four important entities there: PGE, the Paper Mill, the Army Corps of Engineers and the Department of Fish and Wildlife. When asked, Soppe confirmed that he had sent the PGE study to consultant Mildred Andrews, and it included a Cultural and Heritage inventory. Since there was just one address for the entire Mill area, the board anticipated they would identify individual buildings by using the same building designations the Mill used. Board members agreed to invite City Councilor Jody Carson and representatives

from SHPO and each of the four Mill area entities to the January HRAB meeting to let them know early in the process that the Board wanted to create an historic overlay and what the benefits of that would be. Koler offered to be there to describe what the guidelines would look like and answer questions. Soppe clarified that the power plant was not a city landmark, but it was on the National Register of Historic Places. Koler advised that municipalities could not impose design controls on federally owned property. But federal agencies had to comply with Section 106 and they would likely defer to local guidelines. Carter said the Army Corps of Engineers and PGE were already fully cognizant of Section 106, but the Mill, as a lessee, likely did not yet understand the benefits of historic designation. Carter volunteered to draft an invitation letter to the people the board wanted to invite to their January meeting to discuss historic resources around the locks.

Soppe related that SHPO had asked the HRAB to confirm they were doing a selective survey and to prioritize the survey work. Koler explained a selective survey was different from a comprehensive level survey, when every structure was inventoried, regardless of when it had been built. The selective survey would only survey the pre-1964 buildings. The Board confirmed they wanted to do a selective survey and prioritize the Bolton area.

Koler wanted to get a general sense of the board members' priorities. Holmes was anxious to finish Willamette, Bolton, Holly Grove and Sunset. Awalt and Carter did not believe it would take much time to deal with the locks. Soppe explained the changes to the White House could not be prevented by the code because it was not on the City's Chapter 26 list. Awalt looked forward to seeing the industrial area protected so owners could not change windows and siding without asking the HRAB. He confirmed to Koler that it was the buildings' external features of significance that were of concern to the Board, not the interiors. Koler asked if the Board was concerned about landscape features or if they wanted to create materials and setback guidelines for new construction. Awalt indicated he did not think the City would want to go that direction. Carter observed the locks were historic, but they still had to function because they were still in use. Holmes suggested a building near the falls with lumber cutting machinery in it could be turned into a fascinating museum and perhaps even feature retail shops. Carter offered to arrange a tour of the mill building for Koler and board members.

Koler confirmed that a multiple property submission was an alternative to creating a National Historic District. It could include buildings that the City wanted to designate as landmarks that were not listed on the National Register and were not within an historic district. The process involved picking a theme; writing a context statement that described the characteristics of the properties to be included; and making them eligible for the local landmark register. Properties could be added to it over time. That would be a separate process from the current grant project the consultants were working on. Holmes anticipated that a Multiple Property District would allow the Board to identify and include structures in different places in the City such as the old carriage house on Rosemont Road.

2.c. WILLAMETTE HISTORIC DISTRICT CODE UPDATE

Soppe reported that the City Council had sent the proposed code back to the Planning Commission after it was found that the Willamette Neighborhood Association's changes had been incorporated into the draft code after the Planning Commission reviewed it. The Planning Commission hearing was scheduled for January 20th. Awalt thought there was still time to have Marge White's house at 1744 Fourth Avenue designated as a significant property on the Chapter 25 map. The owner wanted it to be designated this way, but two previous surveys, including the National Register District survey, had excluded the house because it had secondary siding and did not look like an historic box construction house although it is one. Awalt knew it was a very old house because box construction predated the rest of the City. The type of construction and the fact that it had once been in what is now Willamette Park made it significant. To designate it would require Planning Commission approval and an off-schedule Clackamas County Historic Review Board hearing, but Awalt thought that could be accomplished. Holmes asked Soppe to update the Board on the status of that house.

Awalt suggested the HRAB recommend that the Willamette code allow only wooden windows in the District. That should be incorporated into the draft before the Planning Commission heard it. Holmes observed that was appropriate because it was a National Register standard and replacing wooden windows with other materials destroyed an historic home.

Pierce **moved** to recommend that the Willamette Historic District code require wooden windows in historic properties in the District unless the original windows were made of some other material. Carter **seconded** the motion and it **passed** by unanimous vote.

Awalt clarified that the code had been unofficially, not officially, presented to the County board. He asked Soppe to find out and email Board members if they needed to make that clear to others. He advised the Board to make certain that everything the Willamette Neighborhood Association asked for was in the draft code because it was all very important and there had been some resistance to some suggestions. Holmes suggested board members attend the Planning Commission hearing. Members wanted assurance they would have the latest version of the draft code to refer to.

2.d. STAFF UPDATE

Soppe reported there had been almost 100 applicants for the open Planning Department position and the new planner would start work early in 2010. Planning Director John Sonnen was going to ask Chair Holmes to serve on the interview panel. She suggested asking Todd Iselin and Councilor Jody Carson to serve on it too. Awalt asked to be on the panel. Soppe agreed to ask if the new Planning Director would pay the Board a "Hello!" visit. He had not heard when the Board was scheduled to present their annual report. Holmes advised that the Board would elect officers at their first meeting in January.

2.e. UPDATE ON RESOLUTIONS TO COUNCIL

Soppe had not yet been able to learn the status of the HRAB resolutions he had sent to the City Council. Board members were frustrated that the Council had never sent any acknowledgements or advisories in return. Councilors got copies of HRAB minutes in their information packets. The Board wanted their entire list of Action Items placed in a separate document and in a more obvious position in the materials than on the back of the minutes. They talked about using a spreadsheet to track their status. They talked about ways they could follow up with the Council. If something needed urgent attention they might go to televised City Council meetings in person to explain that. The next City Council meeting was December 14th. Each future agenda would include time for an update on action items, which could be dated and rated for the level of urgency.

Awalt **moved** to put copies of the action item list in City Councilors' mailboxes the next day so everyone was aware of what the board was doing. The motion **passed** by unanimous agreement.

Holmes planned to ask City Councilor Jody Carson what the process was that would allow two West Linn residents (Gary Hitesman and John McLaughlin) to serve on the CCHRB when it met to hear West Linn issues.

Pierce recalled they had not made it an action item, but the board had asked the City Council to intercede and request that the School District and the County immediately protect the one-acre Fields Donation Land Claim archeological site. Members did not know what happened to that request, but now it might be too late. Awalt suggested they invite the state archeologist, a City Councilor, and the county official who was managing the project to a Board meeting to talk about it. The fact it was an archeological site was something the Board did not want to make too public, but they thought that whenever they had sensitive information to tell the Council they could ask to be invited to a City Council work session. Pierce suggested going directly to the County Commissioners at a televised meeting to let them know an historic site in West Linn was being ravaged and no one seemed to care. Awalt said the state archeologist was supposed to be managing the site at the state level and he should know the County had expanded the scope of their project there without submitting Form 106. He noted that if the City Council had adopted the mitigation provision the board had recommended the City could ask the School District (the property owner) for mitigation. Board members agreed to advise the state archeologist that there was a problem and tell him it was urgent. They would ask him to look at the site and come to their January meeting. Awalt was to email him that communication and pertinent documents.

3. MISCELLANEOUS ITEMS OF INTEREST

Carter announced the last lock gate was about to be reinstalled and the Locks would be operating again during Lockrfest on May 15th.

4. ADJOURNMENT

There being no other business, Chair Holmes adjourned the meeting at 8:55 p.m.

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF
December 1, 2009

Agenda Item	Title	Doc Date	Doc Description	Doc Number
2a	Minutes of 11-3-09	11-4-09	See title	091201HRAB01
2b	Letter from SHPO on grant cycle	11-18-09	See title	091201HRAB02
2b	Correspondence with SHPO about amending grant agreement	11-23-09	See title	091201HRAB03
2e	Memo to Council on HRAB resolution on mitigation	11-9-09	See title	091201HRAB04
2e	Memo to Council on HRAB resolutions on archaeological sites	11-9-09	See title	091201HRAB05