



HISTORIC RESOURCES ADVISORY BOARD

Minutes of November 3, 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: Ruth Offer

1. CALL TO ORDER

Chair Holmes called the Historic Resources Advisory Board meeting to order at 7:06 p.m. in the Willamette Room of City Hall, 22500 Salamo Road, West Linn, Oregon.

2. BUSINESS ITEMS: 2009-11 CGL GRANT CONSULTANT SELECTION; WILLAMETTE HISTORIC DISTRICT CODE UPDATE; 2008-09 CLG GRANT UPDATE; WILLAMETTE NATIONAL REGISTER DESIGNATION FOLLOW-UP; MISCELLANEOUS ITEMS OF INTEREST

2.a. MINUTES

Carter **moved** to approve the Minutes of July 7; August 4; and September 1, 2009. Pierce **seconded** the motion and it **passed** by unanimous vote.

2.b. 2009-11 CLG GRANT CONSULTANT SELECTION

Soppe confirmed he had followed the applicable state process in distributing Requests for Proposals (RFPs). Proposals had been submitted by Peter Meijer Architects, PC; Entrix; and the Andrews History Group (see <http://westlinnoregon.gov/planning/clg-grant-historic-district>).

The board first weighed the benefits of using local consultants against maintaining continuity of the program by continuing with Andrews History Group. Most indicated they were predisposed to using local consultants, but they were more interested in maintaining continuity. The Board had used local consultants before they contracted with Andrews and the results had been unsatisfactory. Awalt had then asked someone he trusted to recommend a contractor and the recommender had recommended Julie Koler, Andrews History Group. The Board members recalled that even though Andrews History Group was not local and charged for travel expenses, they had been very responsive to Board requests; their work demonstrated they

were “in tune” with local needs; they would continue to help the HRAB catch up on things that needed to be done; and Koler had made very effective presentations to neighborhood associations. It would likely cost money just to bring a new consultant up to speed. It was risky to change consultants now, when the Board had so little resources and could not afford to make a poor choice. When asked, Offer indicated she liked the way Andrews History Group had fashioned the Holly Grove documents. Neff observed Andrews History Group was the lowest bidder. The board then compared the staff experience level and compensation described in the proposals. They worried that some staff did not have enough real-world experience yet and that one staffer who had the most “scientific” experience would not actually be working on the West Linn project. The scope of work the Entrix proposal described might be larger than the HRAB needed. Soppe clarified that the 2009-11 CLG Grant cycle work product actually had to be submitted to the state in the fall of 2010. Pierce announced that she would abstain from voting if it would not affect the majority vote.

Neff **moved** to accept the Andrews History Group as the 2009-11 CGL Grant Consultant. Carter **seconded** the motion and it **passed** 4:0. Pierce abstained. Soppe agreed to offer the contract to the Andrews History Group right away and invite them to the December HRAB meeting.

2.c. WILLAMETTE HISTORIC DISTRICT CODE UPDATE

Soppe advised the City Council had continued the hearing to November 23rd and that Planner Peter Spir had been in touch with the Willamette Neighborhood Association. The members discussed an emailed communication from Lynn Fox, Hidden Springs Neighborhood Association, who was concerned the process that had been used meant that WNA acted as an advisory board. Holmes said she had explained to Fox that the Board had reached out to the WNA to ensure they were not missing any details. She held neither the Board nor WNA did anything wrong. It was important to get input from affected residents. Awalt explained Fox had received information from planning staff with wording that made it sound like the neighborhood association was being an advisory group. The staff had withdrawn it and corrected it, but only after Fox had received the original document. He added that the staff had misinterpreted the HRAB determination that the parts of the code they had split off were critically important. The Board did that so they could prepare to do more intensive work on those sections, but the staff thought the Board wanted the process sped up so the code would be adopted quickly. Soppe confirmed that the correct process had been followed. Every neighborhood association had been notified. Each of them could have offered input.

2.d. 2008-09 CLG GRANT UPDATE

Soppe reported that all documents had been submitted and this grant cycle was complete.

2.e. WILLAMETTE NATIONAL REGISTER DESIGNATION FOLLOW-UP

Soppe announced the Willamette Historic District had been designated. SHPO had asked for a property owner mailing list. There was to be a brown sign on the freeway directing drivers to the District. The neighborhood was planning a party. They did not yet have an exact date or location.

3. MISCELLANEOUS ITEMS OF INTEREST

Mitigation

Carter noted that since the Board had voted to ask the City to mitigate for lost historic resources the City had lost another potential landmark structure. It had been re-sided and lost its historic appearance. Soppe reported the City Attorney was currently reviewing the draft letter. The Board asked him to notify them when it was put on the City Council agenda so they could plan to attend and make a presentation. They would ask the City Council to require mitigation for demolishing or destroying the architecture of a structure over 50 years old. That was the age at which structures became potential historic resources. The requirement would protect older neighborhoods.

Protection of archeological sites

The board believed the Fields Donation Land Claim site was at risk due to construction of the bridge. They considered how to protect that and other archeological sites in West Linn. They talked about asking residents to bring such sites to their attention so they could create a “watch list” and work on protecting them. They needed policy, process and criteria for that. Awalt had the archeological reports and other supporting documentation regarding the Fields site he had obtained from the state architect. He offered to distribute copies to the members. Although the site was owned by the School District the county had committed the violation during bridge building by expanding the project over the well there.

Soppe reported the School District had applied for a demolition permit for a structure there. He had been communicating with SHPO about the appropriate the state process related to that. The property was owned by early West Linn families and their well and artifacts that might be buried there should be protected. County records showed the barn had been built in 1924 and the house in 1950. When asked, spp agreed to research whether an overlay zone or some other mechanism could be used to protect archeological sites.

Pierce (?) **moved** for HRRAB to ask 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 which was historically significant and which had been compromised by recent bridge construction. Neff **seconded** the motion and it **passed** by unanimous vote.

Pierce (?) **moved** that HRRAB advise the City Council to design a mechanism to identify and protect archeological sites. Awalt **seconded** the motion and it **passed** by unanimous vote.

Other Miscellaneous Items of Interest

Neff suggested renaming the West Linn portion of Highway 43, "Robert Moore Boulevard." Awalt asked what the signage should call the new historic district. Offer (?) clarified that the National Register referred to it as, "Willamette Falls Neighborhood." Carter reported that Gate 1, the largest gate on the Locks, had been reinstalled and Gate 2 was to be pulled the next day.

4. ADJOURNMENT

There being no other business, Chair Holmes adjourned the meeting at 8:45 p.m.

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF
November 3, 2009

Agenda Item	Title	Doc Date	Doc Description	Doc Number