



HISTORIC RESOURCES ADVISORY BOARD

Minutes of January 5, 2010

Members present: Chair Gail Holmes, Vice Chair Sandy Carter, and Midge Pierce

Members absent: None

Staff: Tom Soppe, Associate Planner

Consultant: Julie Koler, Andrews History Group

Guests: Charles Awalt; Ian Dunlap, West Linn Paper Company; and Annette Mattson and Deb Schallert, PGE

1. CALL TO ORDER

Chair Holmes called the Historic Resources Advisory Board meeting to order at 7:00 p.m. in the Willamette Room of City Hall, 22500 Salamo Road, West Linn, Oregon.

2. BUSINESS ITEMS

2.a. MINUTES (None)

2.b. MEETING WITH JULIE KOLER, ANDREWS HISTORY GROUP, AND SHPO STAFF

Consultant Julie Koler and representatives from the West Linn Paper Mill and PGE were present. No one from SHPO had been able to attend. Soppe explained the current CLG grant-funded project was to study the Mill area, establish overlay boundaries, and draft design guidelines that could eventually be incorporated into the code. Koler explained that since the DLE was already done, the next step was to survey the Mill area and add that data to the State Historic Preservation Office (SHPO) database. She had toured the area that day. She planned to examine the DLE, identify which buildings that were significant, and offer the HRAB her preliminary report about what the City could consider doing. Later she would draft guidelines. Koler advised that the Keeper of the Register had changed so the National Parks Service might be more inclined to reverse their position that the Locks were not eligible for National Historic Landmark status.

Mattson and Schallert explained how the site was currently protected. In order to get their (30 year) federal license in 2005 they had to submit a Historic Properties Management Plan and an implementation plan called a PA. They had a Manual for Built Resources for the hydroelectric project to guide future operations and maintenance. They did not want the City to apply regulations that were more onerous than the federal regulator already required. They said they could see the HRAB acting as another "consulting party." The Board explained City regulations would be similar to National Registry regulations. But first they needed to study the area to

find out what was there and how much oversight was needed. The overlay would give the City reviewing authority if any changes were proposed. Koler planned to examine the PA and then advise the Board how much oversight was necessary. The PGE representatives explained they did not want to be in the middle of a conflict between the HRAB and federal regulators.

PGE representatives explained their facility was one of the longest operating hydroelectric plants in America. It was not on the National Register of Historic Places. Koler agreed that the PA was what required the property to be protected and the National Register had no regulatory authority. The PGE representatives pointed out the boundaries of their site and clarified the PA covered the entire project: powerhouse, dam, and other features. The site extended all the way over to the Oregon City side. But they noted the paper mill was not under federal license, so the PA did not bind them.

Ian Dunlap, West Linn Paper Mill, explained they were concerned the City would impose regulations that would place constraints on the business and restrict their ability to operate. He confirmed the Mill buildings were not under federal license and not subject to those maintenance guidelines. He stressed it was a tough time economically for mills and that they did not need any other restriction to worry about, so he wanted to ensure that any new regulations would not hamper mill operations. Koler said the HRAB project could offer the business an assessment of which features were significant and provide them with maintenance and restoration guidelines. She advised that listing a property on the National Register increased the chance of getting preservation grants such as Preserve America funding. She planned to discuss the Mill area with SHPO staff.

The landowners' representatives asked the Board to provide them with examples of successful historic industrial district overlays and the enabling language. They wanted assurance that they allowed the businesses to do what they needed to do to remain viable. Koler had been working with Puget Power and Weyerhaeuser. She advised historic industrial overlays worked pretty much the same way residential overlays did. Board members confirmed that they wanted to keep the area a vital and functioning industrial area. They pointed out the City had successfully worked with developers in the Willamette commercial area.

The guests asked how the City would respond if a business needed to make changes to accommodate improved operating technology. Koler advised that most historic codes included a provision that alteration would be allowed if not allowing it would burden the owner with economic hardship. Soppe added the owner could also use the variance process. Koler advised that most sets of design guidelines addressed businesses' ability to evolve over time. They indicated the value of the property was both its history and the continued use. Awalt suggested the review criteria should allow continuous industrialization of the site. The business representatives indicated they wanted that in the drafted language because it would allow the businesses to remain viable.

When asked if the discussion had satisfied their concerns, the business representatives explained they needed to be able to explain what was proposed to others in their business and

satisfy them too. Dunlap said it would help to see examples where industry had thrived under an historic overlay and to see that the enabling language did not jeopardize fundamental business needs. He stressed the Mill was the largest employer in West Linn and they wanted to do the right thing. Koler reported she was aware of a coal heritage area that still had operating coalmines. The PGE representatives stressed they were an operating entity and they were concerned about the safety aspect of opening the area to tourists. Controlled access had been a big issue during the licensing process. Their primary vehicle for involving the public was the annual Lockfest and tour. Their federal license and its Historic Properties Management Plan committed them to spend \$50,000 in public education every five years. They said they might be open to a program of matching money for a project with a theme related to Willamette Falls. They wanted to be assured of economic viability under an overlay. PGE was the source of tax revenue that paid for schools. They cautioned the HRAB that provisions in the draft language should clarify whether they were referring to the landowner or the business owner. They wanted to be able to conduct normal property and business transactions.

The Board asked the staff to verify their recollection was correct that the City could place an overlay without landowner consent. But they wanted to earn the landowners' trust. The parties agreed to meet again to hear Koler's report and examine models of overlay zones. The business representatives indicated they appreciated being invited to hear about the project at the beginning of it. They left the meeting.

Koler asked for direction. Did the HRAB want an overlay zone with design guidelines that specified what the owners could and could not do to the exterior of the buildings? Awalt explained they just wanted some protection so "accidents" did not happen. Koler agreed to go forward with that. She saw a need to further educate the businesses to alleviate their concerns and address misconceptions about what designation and preservation meant and what the process was to make alterations within an overlay zone. She advised the process to be used to make a change to the exterior of a building in an historical industrial district would work the same way the process of making a change in any other design overlay.

The Board recalled that the Mill had a bad experience with re-siding. When they wanted to put new siding on the White Building because the existing peeling siding would not hold paint any more, they called the City to find out what the City required. The building was not on any City historic building list. The Board saw that as an example of why overlay code needed to be in place. Koler said she would bring an example of a working, profitable industry that thrived under an overlay.

Koler suggested mailing a reminder of the applicable process to every historic property owner every year. She planned to send the board a technical paper on windows and weatherization for distribution to owners.

2.d. UPDATE: STAFF

Soppe reported the Planning Department had just hired Sarah Javoronok. The new associate planner was to begin work on January 25th and she was to become the HRAB staff liaison. Carter planned to arrange another Mill tour just for the staff.

2.e. UPDATE: RESOLUTIONS TO COUNCIL

Soppe had not yet had time to research this topic.

2.f. UPDATE: WILLAMETTE HISTORIC CODE AMENDMENTS

The City Council had remanded the proposed Willamette Historic Code amendments to the Planning Commission, which was scheduled to hear the matter on January 20, 2010. The staff had advised Awalt that the package of amendments the Planning Commission was to consider had to be the identical package of amendments the City Council had remanded. If the HRAB wanted changes they should present them at the Planning Commission meeting. The Planning Commission could then decide to incorporate them into the proposed code. HRAB members agreed they had important changes to recommend to the Planning Commission. They needed to hold a special emergency meeting to prepare for that.

Carter **moved** to schedule a special emergency meeting to discuss HRAB testimony at the Planning Commission meeting on January 20, 2010. Awalt **seconded** the motion and it passed by unanimous vote. The members tentatively set a January 14 meeting date. They directed the staff to verify that date would meet applicable notification requirements.

2.g. CLG FORM ON LOCKS FOR SHPO

Board members and staff determined the form needed to be approved by the County board, not the HRAB.

3. MISCELLANEOUS ITEMS OF INTEREST

The members discussed a concern that a house at 1744 Fourth Avenue might be torn down if it were not designated a Landmark. Soppe explained that even though it was not a Historic Landmark, the property was protected by the Willamette Historic District overlay zone. An applicant who wanted to change it had to go through the applicable review process.

4. ADJOURNMENT

There being no other business, Chair Holmes adjourned the meeting at 9:25 p.m.

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF
January 5, 2010

Agenda Item	Title	Doc Date	Doc Description	Doc Number
2e	Historic district	December 11,	Email to HRAB	101005HRAB01

	amendments	2009	and others from Peter Spir regarding code amendment package procedure	
2g	Packet from SHPO regarding Willamette Falls Locks change in significance	December 11, 2009	See title	101005HRAB02