



HISTORIC REVIEW BOARD

Minutes of May 3, 2011

Members present: Chair Jon McLoughlin, Vice Chair Jim Mattis, Sandy Carter, Thane Eddington, James Manning and Brian Pearce.

Members absent: Chris Sherland

Staff present: Sara Javoronok, Associate Planner

Guests: Ian Johnson and Kuri Gill, SHPO

1. Call to Order

Chair McLoughlin called the Historic Review Board meeting to order at 6:38 p.m. in the Willamette Room of the City Hall, 22500 Salamo Road, West Linn, Oregon.

2. CLG Training Session

Kuri Gill and Ian Johnson presented. Gill was SHPO's CLG Program Coordinator. Johnson worked on National Register and CLG programs and compliance issues.

a) Secretary of the Interior's Standards

Johnson explained that although the standards were not in the West Linn code, they were the unstated basis for the local design code. The National Parks Service applied them in determining federal compliance and federal rehabilitation credits. The priorities were to first preserve what you have; then rehabilitate where necessary; restore wherever possible; and reconstruct only when absolutely necessary. He and the Board discussed each of the ten standards (which applied to both the interior and exterior) and how they would apply them to example buildings. During the discussion Johnson offered the following advice:

- Try to keep a property within a good fit for its use.
- Keep the important character-defining features of a building that give it its appearance.
- Every property has its own unique character. Don't add other features you think should be there because of the style type.
- Properties change over time and sometimes additions acquire significance over time.
- Preserve character-defining colors, finishes, craftsmanship and construction techniques.
- Repair rather than replace deteriorated features like windows, doors and siding. If they are too far gone and cannot be reasonably repaired, that condition should be well documented. They should be replaced with something reasonable. SHPO left it up to individual cities to determine what was reasonable.

- Don't use physical treatments to clean historic buildings that will cause damage. Brick is especially vulnerable after sandblasting.
- Significant archeological resources should be left undisturbed.
- New additions should be compatible with the massing, size, scale and architectural features of the historic building. Johnson recommended first look at whether it was appropriate in size and scale; then consider whether it fit the rhythm of windows and doors; and then look at compatibility of materials. He noted that a new black tube steel handrail might be considered compatible because a passer-by viewing the building would likely look right through that kind of railing.
- To the extent it is possible ensure that if a proposed new addition were to ever be taken off the building it would retain its essential historic look. It was generally best to put it towards the back and around the corner.
- Oregon required the local code to be clear and specific. It did not allow standards by reference.

b) Design Review

The Board members then practiced what they had learned by reviewing example requests to change a commercial and residential building. Johnson advised that his experience was that one could always fit an ADA-required ramp, elevator or other accessibility feature into an historic building without obliterating its historic character. However, some compromise was usually necessary on both sides. Javoronok advised the local code did not allow economic considerations to be used to determine use. Johnson advised that SHPO typically found that air passed through windows because the weather stripping had failed. He acknowledged that a single pane window with a storm on it was not as efficient as a brand new window, but the difference in energy savings was relatively negligible. He recommended the approach to repair v replacement be to fix the windows and put storms on them first. But he agreed there were situations where they did have to be replaced. Gill suggested the Board take time once in a while to continue to practice using old case examples. Javoronok announced the HRB was going to hear several applications soon.

c) CLG Projects

The group then discussed ways to use CLG money. The SHPO representatives encouraged the HRB to think about projects that communicated with and educated the public; built community pride in its history; and let the public know what the HRB was about. It could present the information it had already collected from the surveys. It could take a few minutes at meetings to talk about an aspect of local history or to talk about an upcoming event. It could partner with historic bodies in nearby cities. It could be proactive and offer the public drawings of design ideas that would meet the standards. SHPO had a list of ideas on its website. The SHPO representatives encouraged the board to contact them for advice.

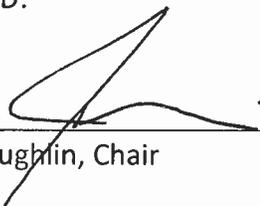
3. Adjournment

There being no other business, Chair McLoughlin adjourned the meeting at 8:40 p.m.

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF
May 3, 2011

Agenda Item	Title	Doc Date	Doc Description	Doc Number

APPROVED:



Jon McLoughlin, Chair

7/19/11

Date