



HISTORIC REVIEW BOARD

Minutes of October 18, 2011

Members present: Chair Jon McLoughlin, Vice Chair Jim Mattis, Sandy Carter, James Manning, Brian Pearce and Chris Sherland
Members absent: Thane Eddington
Council Liaison:
Staff present: Sara Javoronok, Associate Planner; Chris Kerr, Senior Planner
Guests: None

1. Call to Order

Chair Jon McLoughlin called the Historic Review Board (HRB) meeting to order at 7:06 p.m. in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, Oregon.

2. Approval of Minutes

Vice Chair Mattis **moved** to approve the Minutes of July 19, 2011 with one correction. Mr. Sherland **seconded** the motion and it **passed** 6:0.

3. Public Comment (None)

4. Business Meeting

a) Update: Blue Heron Property

Senior Planner Chris Kerr and Mike Kinsley, General Manager of the Tri-Cities /CCSD sewage and stormwater district presented the update. Blue Heron was bankrupt and its pond property was for sale. The District wanted to buy the property in order to benefit from its existing industrial permit. Having the permit would save ratepayers a lot of money in the future. The District only needed five of the 37 acres and would work with the City so the City could use the remaining acreage for green space or park land. The District was currently negotiating with the DEQ and developing a purchasing strategy. Kinsley was updating all the City's boards and commissions. He wanted to dispel false rumors. He assured the Board that if the District was able to purchase the property it would remediate the site to ensure it was safe. When asked if the HRB would be involved in the process Javoronok indicated that she did not anticipate that.

b) MISC-10-27, Historic Resource Rehabilitation Grants

Staff Report

Associate Planner Sara Javoronok presented the staff report (see her October 11, 2011 memorandum). She reported the City had received a \$6,000 CLG grant to fund the program. Individual grants could be up to \$2,000. The HRB had previously approved the guidelines and application form. Eligible properties were contributing properties in the Willamette Historic District and individual properties in the City that were listed on the National Register. The staff had sent a flyer and postcard to eligible properties and posted the information on the city website. Six applications had been submitted. She described each of them. Staff was recommending funding part or all of four requests based on the priorities established in the guidelines and the impact the project would have on the historic district (see the matrix attached to the staff report at:

http://westlinnoregon.gov/sites/default/files/fileattachments/rehab_grant_staff_memo.pdf

Applicants

Jerry Offer, 1831 5th Avenue, showed the Board the original, true divided- and colored-light window he had found in the garage when he purchased the property. A 1915 photograph showed it had been one of the upper sashes. He related the history of the windows and the front door of his house. When he replaced leaky windows he asked the vendor to design the new ones with the same glass pattern. He planned to use the grant money to replace four more windows with the same type of design and colored glass. He was talking with vendors who were considered preservation specialists.

Michael Sampson, 1697 6th Avenue, explained his first priority was to replace an aluminum window on the east side with a 9-over-1 window. Then he would replace missing or damaged brackets. His last priority was to replace AstroTurf-like material a previous owner had put over the decking and restore the decking.

Adam Petersen, 1818 Sixth Avenue, reported he had begun salvaging his out-building and making the structure safe. The grant would help him replace some inauthentic and damaged windows and doors and purchase more siding to replace a few rows of original siding.

The applicant requesting funding for an 1706 Fourth Avenue project was not present to testify. The applicant requesting funding for an 1808 4th Avenue project was not present to testify. The applicant for funding for an 1883 Sixth Avenue project was not present to testify.

Ms. Javoronok referred to the "2011 Rehabilitation Grants" matrix and explained how the staff had determined the amount of funding to be awarded to each project.

- 1831 5th Avenue would receive full funding of \$1,200 for a first priority element.
- 1697 6th Avenue would receive the requested \$667.50 for a first priority element. Staff did not include any one thing over \$2,000. They would fund \$132.50 of the \$1,332.50 in third priority elements for a total grant of \$800.00.

- 1818 6th Avenue would receive a total of \$1,005.00 to fund all of the first and second priority elements and \$195.00 for third priority elements for a total grant of \$2,000.
- 1883 6th Avenue would receive the full grant of \$2,000 to remove artificial siding because the total project cost was in excess of \$2,000.

The rationale for funding the 1818 and 1883 6th Avenue projects was based on the total project cost; the visual improvement it would offer the district as a whole; and the uniqueness of the structure within the district.

Vice Chair Mattis **moved** to approve the staff recommendation for 2011 Rehabilitation Grants as printed on page 11 of the staff report. Mr. Sherland **seconded** the motion and it **passed** 6:0. The HRB thanked Ms. Javoronok for holding tight to priorities and for using the matrix format.

c) Bus Shelter in the Willamette Historic District

Ms. Javoronok discussed the bus shelter with the HRB members. The information package she had distributed contained her October 5, 2011 memorandum with attachments that included examples of different design elements on bus shelters. She reported her research of what preservation organizations had done showed shelters with both modern and historic looks. A Tri-Met site indicated that organization would allow a locality to have etched glass on its shelter. Public Works had withdrawn the application after the HRB had continued the hearing and asked them to modify the proposed design. They had explained to Javoronok that it was mostly because of the impact on their budget. They did not have anyone to design or attach something. They were also concerned that attaching something to the anodized aluminum gutter would make it less durable. Javoronok noted the site was near the Food Pantry where a bus shelter would protect people. She asked the HRB to give Public Works a better idea of what design it wanted.

Chair McLoughlin observed the Board members wanted the bus shelter. But it wanted the applicant to attach some kind of filigree detail to the standard design shelter they had purchased so it would look a tad more historic. Ms. Carter held the HRB instruction to attach something historic looking been too vague for Public Works. The Board should give it more detailed direction and not make it hire an architect for a bus shelter. Mr. Manning held that the HRB was charged with approving designs that were presented to it, not designing structures to fit a neighborhood. But Mr. Mattis pointed out the Board was asking a lot of Public Works; many HRB members were knowledgeable about the different types of things that might be done to make the structure fit the district better; and the staff had brought them some examples to look at. Ms. Javoronok encouraged the Board to look at them and be more specific about what they were looking for. She added she was not sure whether the applicant planned to reapply or if it had found another site for the structure it had purchased. Board members looked at the examples to find accessories the vendor might offer that would improve the

design. The City used Brasco shelters, but the HRB members saw a Columbia design detail that seemed to be in line with what they were talking about (see Image 14 on page 13). They would ask Public Works to consider something like that; check with vendors to see how that type of detail might be attached to the shelter; and then let the HRB know. The Board also wanted to be sure the shelter that was erected would accommodate a wheelchair.

Public comment

Jerry Offer, 1831 5th Avenue, lived near the site. He reported neighbors had discussed the issue and just wanted to have a bus shelter there. They were not too concerned about the design as long as it was not something "awful." The standard Tri-Met shelter design was ok. But they suggested putting a plaque on the structure to commemorate the old trolley route to Willamette. Mr. Pearce explained the Board knew the shelter was necessary for the community, but the HRB had to fulfill its charge to ensure the design maintained the integrity of the historic district.

Ruth Offer, President of the Historic Willamette Main Street Group, related that the group had feared the City would install an "out of the box" structure, so they appreciated that the HRB wanted to ensure it fit the neighborhood. She agreed the neighborhood needed a bus shelter across from the Food Pantry where they could see the buses better. People currently waited under the church overhang.

Chair McLoughlin explained the Board simply wanted the City to add something to the structure to soften its appearance. He was sure something could be put on that was not going to cause the shelter to leak or damage the anodized aluminum. He recalled it was bronze anodized aluminum, which would not rust. Vice Chair Mattis suggested etching the glass to pay homage to the trolley as well as adding the detail on top. He wondered if the neighborhood would contribute the money for etching if the Public Works budget was an issue. Chair McLoughlin wondered if they could take out the existing glass and etch it. Pearce advised taking the glass out should be a "last resort." Film that had the message on it could be applied to the glass instead.

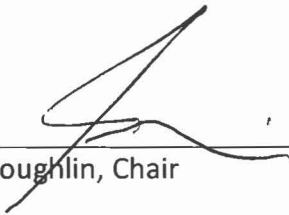
5. Business from the Historic Review Board

Ms. Javoronok distributed Preservation League of Oregon material regarding compatible infill design in historic districts.

6. Report from Staff

Ms. Javoronok related that she planned to attend CLG training in Cottage Grove on October 25 and encouraged the HRB members to attend.

There being no other business, Chair McLoughlin adjourned the meeting at 8:00 p.m.



Jon McLoughlin, Chair

Date 11/15/11