



CITY OF
West Linn

HISTORIC REVIEW BOARD

Minutes of September 4, 2012

<u>Members present:</u>	Chair Jon McLoughlin, Vice Chair Jim Mattis, Thane Eddington, Brian Pearce, James Manning and Chris Sherland
<u>Members absent:</u>	None
<u>Council Liaison:</u>	None
<u>Staff present:</u>	Sara Javoronok, Associate Planner/Staff Liaison
<u>Guests:</u>	Jeff Joslin and Rick Michaelson, KLK Consulting

CALL TO ORDER

Chair Jon McLoughlin called the meeting to order at 7:04 p.m. in the Bolton Room of City Hall, 22500 Salamo Road, West Linn, Oregon.

APPROVAL OF MINUTES

Mr. Manning made a motion to approve the minutes from March 20, 2012. Mr. Sherland seconded the motion and it passed 5:0 (Vice Chair Mattis abstained as he was not in attendance at the meeting).

BUSINESS MEETING

Ms. Javoronok noted that the regular September meeting would be cancelled and that there would be a meeting in October, as scheduled on the 16th, with a public hearing on a project.

Review of Draft Proposed Historic Code

Ms. Javoronok introduced the consultants from KLK Consulting, Jeff Joslin and Rick Michaelson. Ms. Javoronok outlined the project. The HRB began discussing the project in early 2011 and it was a portion of the CLG grant for the year. Most of the goals identified for the project have been addressed and the additional items will be addressed as the project moves forward. The purpose of this meeting was to review the draft of the historic code chapter. There would be an additional subsequent review later in the process.

Mr. Michaelson discussed how they tried to simplify the code language and make sure that things were said once and clearly. They also tried to build a hierarchy of design standards that apply to all cases, including alterations and additions and new construction. They clarified the processes for listing and delisting landmarks. They tried to provide for flexibility and give discretion for HRB without being tied down to particulars. It was difficult to combine the historic district and historic landmark sections since they were written at different times and by different people with different orientations. The code also addresses accessory structures as a structure on the site and is not as concerned about what was going on inside of it there are the same issues for 2-story shop as 2-story apartment.

Mr. Joslin spoke to the discussion and attention given to using the efforts of staff and the HRB as efficiently as possible. The code looks at what could be exempted under certain

circumstances (i.e. fence standards) that would allow work without review. The proposed language tries to eliminate burdens for applicant completing small projects.

Vice Chair Mattis reminded the HRB that there was a Technical Review Committee that typically met monthly for the first six months of the year. Staff mentioned that the Committee was comprised of the Chair and Vice Chair from the HRB, and that the other members represented the Planning Commission, Willamette Historic District, and Historic Landmarks. Members also had experience in construction and real estate.

Chair McLoughlin wanted to know why tubular skylights were exempted. He did not want them to be exempt. Ms. Javoronok commented that this was a staff addition. The HRB discussed this and determined that they should not be exempt.

Chair McLoughlin commented on the intent of #8 on p. 18. This section was not clear. It limited the end wall gable to 28 feet. This had the potential to restrict the side elevation on 1.5 story Craftsman style homes to 28 feet. Mr. Michaelson noted that this was not new language. The consensus was that this should be modified to only apply to front elevations, not side elevations.

The HRB discussed the restrictions on solar panels. Mr. Pearce wanted to know if the HRB would approve solar panels on the front. Mr. Michaelson recommended prohibiting it if the HRB would not approve it. The HRB discussed and determined that it should be subject to their review as described in the draft.

Vice Chair Mattis wanted to make the hierarchy on p. 6 more user friendly and recommended changes providing for subsections. Vice Chair Mattis also asked about the process for a zoning map change. Ms. Javoronok said that they would be adopted to the zoning map and that future steps in the process would identify removing landmark designation from properties that had gone through substantial changes.

Ms. Javoronok identified the next steps in the process. The next step was to make refinements from this meeting, run them by the Technical Committee, present to the Willamette Neighborhood and probably Bolton and Sunset, and plus have one larger meeting for owners and residents. From there it would go to the HRB for formal a recommendation, the Planning Commission for a public hearing and recommendation, then City Council for public hearing and approval. Changes would also be made to the zoning map and in related code chapters.

Chair McLoughlin wanted to know the timeline for these amendments. He thought it would be early next year. Ms. Javoronok concurred.

The HRB generally agreed with the information in the supplementary document. Staff stated that she wanted to put it into a brochure. The HRB agreed with that format and thought it would be informative for people.

Mr. Michaelson said it had been a pleasure working on this and that it was a good process for all.

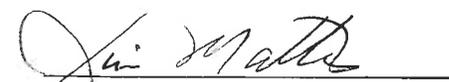
ADJOURNMENT

There being no other business, Chair McLoughlin adjourned the meeting at approximately 7:42 p.m.

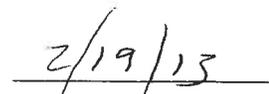
APPROVED:



Jon McLoughlin, Co-Chair



Jim Mattis, Co-Chair



Date