



CITY OF West Linn

HISTORIC REVIEW BOARD

Minutes of February 19, 2013

<u>Members present:</u>	Chair Jon McLoughlin, Thane Eddington, Chris Sherland, Adam Petersen, and Robert Rothwell; Chair Jim Mattis at 7:20 p.m.
<u>Members absent:</u>	None
<u>Council Liaison:</u>	None
<u>Staff present:</u>	Sara Javoronok, Associate Planner/Staff Liaison

CALL TO ORDER

Chair McLoughlin called the meeting to order at 7:00 p.m. in the Bolton Room of City Hall, 22500 Salamo Road, West Linn, Oregon.

Chair McLoughlin asked the new HRB members to introduce themselves. Mr. Rothwell stated that he worked for Apple out of his home and moved to West Linn from Southern California about a year ago. Mr. Petersen stated that he had lived in West Linn for a long time and became and interested and knowledgeable about the code and historic preservation since purchasing a home in the historic district and working on a rehabilitation project.

The other HRB members introduced themselves. Mr. Sherland stated that he was on the previous HRAB and then the HRB. He lives in the Willamette area and is an appraiser, mostly commercial properties. Chair McLoughlin stated that he helped to hire staff and form the HRB. He has a small construction company, a Masters in Architecture, and has done preservation. He also served on the County Board years ago. Mr. Eddington stated that he lived outside in the City limits in the Stafford area, was a professional architect specializing in hospitals and has an undergraduate degree in botany.

BUSINESS MEETING

Historic Code Amendments

Landmark owner Susan Carley of 5575 River St. introduced herself. She is in favor of the codes, but wants to make sure that participants have a way to have a hearing to remove the designation. She purchased her home in 1999 and was not aware of the designation until she received a letter in the mail three years ago. She stated that she pays taxes for riverfront. Mr. Sherland briefly explained how the assessed value is determined. Ms. Carley stated she wants to be able to sell her property as riverfront. She wants the code to have a way to say whether the home is a perfect English Cottage that needs to be a landmark in the City. She would not have purchased the home if she had known about these restrictions on her home. She loves the home and thinks it's gorgeous, but thinks that that it will hard to get the value out of her home.

The members discussed the landmark properties and their designation. Staff stated that the letter mentioned was one that she sent to all historic property owners about three years ago reminding them of the designation on their property. Mr. Petersen stated that he didn't realize what he was buying either and that it should be disclosed when purchasing. Chair McLoughlin looked at the designation of her home as a positive because she has a quaint, beautiful home in West Linn that is unique. He does not see how it will affect her value. Mr. Sherland stated that he understood her concern. Ms. Carley stated that it limited her because of the setbacks and river frontage. Mr. Rothwell related his experiences with historic preservation and that work can still be done to properties and that the goal is to make the process easier. Staff outlined

that there were two sections in the code that may apply – one that allows for the removal of the designation and another for demolition. Ms. Carley doesn't understand why her house needs the designation. Mr. Sherland stated that he didn't believe that the zoning and code did not have a negative impact on the housing values, but he also recognizes people's concerns. The HRB discussed putting together a brochure for realtors and others to explain the designation and the positive aspects of it. Staff related that the designation is currently in the CDC and on the zoning map. It does not currently show up in the new building permit software and this needs to be fixed.

Chair McLoughlin welcomed Chair Mattis. Chair McLoughlin stated that he did not want spend a lot of time on the code amendments since there has already been a lot of time spent on them. Staff offered to talk as much as the HRB wanted and wanted to discuss the landmark at 1850 Buck St./6533 Lowry Dr. Mr. Petersen related that he has also read it several times. Chair McLoughlin asked about the brochure and the length of time that applicant's had for presenting. He thought it was 15 rather than 20 minutes. Staff stated that she would check this. Chair McLoughlin did not have any additional changes. Chair Mattis stated that he'd looked at it several times as well and that he sent a recommendation to staff and Chair McLoughlin to ensure that the defined words were used correctly, specifically "structure" and "building". Mr. Petersen asked about the formal comments from the neighborhood. Staff stated that these were on page 3 of the memo including height, which was now 28 feet. This was based on the height of the houses at 1798 and 1892 4th Avenue. The HRB determined that 28 feet was a pretty good height. Mr. Sherland commended the Technical Committee for their work.

Staff discussed with the HRB the moving of the house from 1850 Buck St. to 6533 Lowry Dr. Right now, the old address is still listed as a landmark. She wrote to the property owner to see if he wanted to be a landmark and he did not want to remain a landmark. The HRB reviewed the email, response, and the survey forms for the property. Staff wanted to know if the HRB wanted to remove the landmark designation. The HRB determined that a number of the elements that made it significant have been lost and that retaining this designation was not necessary.

Mr. Mattis made a motion that the Historic Review Board recommend to the Planning Commission that they recommend approval of the proposed historic code amendments. Mr. Rothwell seconded the motion. The motion passed 6-0.

CLG Grant Application

The HRB discussed the CLG application due on February 22, 2013. Staff outlined the responses that the HRB members returned to staff. The most popular were the McLean House, rehab grant, collaborating with the WFHAC, 4800 Willamette Drive, interpretive signage, preservation month. Staff clarified that sign toppers could be completed by Public Works and that interpretive signage was more extensive, like the meteorite information in Fields Bridge Park. Chair McLoughlin stated that this was lacking in the district. Chair Mattis stated that the HRB should work on this with WFHAC. Staff wanted the HRB to keep the City's budget shortfall in mind.

Chair McLoughlin thought the rehab grant and Preservation Month should be done as a given. The HRB discussed that there was interest in supporting the WFHAC, but they were not sure how to help them. Chair McLoughlin thought it would be good to complete the sign toppers to celebrate the Centennial and show support for WFHAC. Mr. Eddington said that he would bring the sign toppers for the next meeting. Mr. Petersen stated that the design would be the most difficult part. The HRB wanted to come up with a design and present it to the neighborhood association. Chair Mattis informed the HRB that the Falls Festival would be the first weekend in

October. Mr. Petersen wanted the HRB to help historic homeowners get signs for the historic houses that did not have signs. Staff stated that she had a contact for these signs.

The HRB discussed the other projects. The potential districts would be difficult pursue as grants this year, but staff thought they would experience change in the future. Chair McLoughlin thought they would be a good Masters project for an Oregon student.

Mr. Sherland wanted a brochure for realtors and homeowners that discussed historic designation and regulations.

Chair Mattis said there was a discussion at the Technical Committee as to whether there was requirement to disclose the historic status. Mr. Sherland thought there was a requirement for it to be disclosed. Chair Mattis suggested working with the City Attorney to have the designation added to the title. Staff agreed to talk with the City Attorney to work on this. Mr. Eddington suggested a two prong approach of including this on the title and providing signs to all of the homeowners. The HRB wanted signs for the landmarks. Mr. Sherland mentioned that this was discussed at the year-end meeting.

The HRB agreed that the most important project for the CLG grant was the rehab grant. Mr. Eddington agreed to send the sign topper photos to staff for discussion at the next meeting. The HRB discussed interpretive signage and the Willamette walking tour.

Mr. Petersen made a motion to apply for a CLG grant for the rehab grant. Chair Mattis seconded the motion. The motion passed 6-0.

BUSINESS FROM THE HISTORIC REVIEW BOARD

None

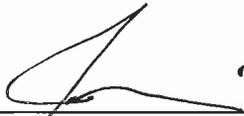
REPORT FROM STAFF

Staff related that a group was in the early stages of organizing a West Linn Historical Society and that the second meeting was to be held on Thursday, February 28th at 6:30 p.m. at the Willamette Fire Station.

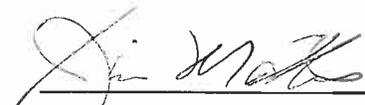
ADJOURNMENT

There being no other business, Chair McLoughlin adjourned the meeting at approximately 8:12 p.m.

APPROVED:



Jon McLoughlin, Co-Chair



Jim Mattis, Co-Chair



Date