



CITY OF
West Linn

HISTORIC REVIEW BOARD

Minutes of July 9, 2013

Members present: Co-Chairs Jon McLoughlin and Jim Mattis, Thane Eddington, James Manning and Chris Sherland.
Members absent: Adam Petersen and Robert Rothwell were not present.
Staff present: Sara Javoronok, Associate Planner/Staff Liaison

WORK SESSION

The pre-meeting work session began at 6:45 p.m. in the Rosemont Room of City Hall.

**REGULAR MEETING
CALL TO ORDER**

Co-chair McLoughlin called the meeting to order at 7:03 p.m. in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, Oregon.

APPROVAL OF MINUTES

Co-chair Mattis **moved** to approve the Minutes of March 19, 2013. Mr. Eddington **seconded** the motion and it **passed** 3:0:2. Mr. Sherland and Mr. Manning abstained.

Co-chair Mattis **moved** to approve the Minutes of April 16, 2013 with a correction. Mr. Sherland **seconded** the motion and it **passed** 5:0:1.

BUSINESS MEETING

Public Hearing:

DR-13-03: An application for restoring window openings, door replacement and awning at 22820 Willamette Dr. #6

Co-chair McLoughlin opened the public hearing. He outlined the applicable criteria and procedure. No one challenged the authority of the HRB or any of its members to hear the matter.

Staff Report

Ms. Javoronok presented the July 9, 2013 staff report. She recommended approval subject to the conditions of approval recommended in the staff report.

Applicant

David Newton, 7115 SE 36th Ave. Portland, who owns the building, related that he had considered using the subject building for a combination residence/storefront business until he learned the code did not allow that. Now he planned to have a commercial tenant in the space.

He wanted to restore the storefront and replace the front door. He did not have strong feelings about the awnings. He proposed a door that was consistent with the period. He explained he had initially considered painting the building yellow, but now he wanted the HRB to recommend an appropriate color for the building. He described the windows he was proposing.

Questions of Applicant

The applicant explained that a difference in window spacing was to accommodate an interior wall connection to the exterior wall. Co-chair McLoughlin asked which of the two options for windows the applicant preferred. Mr. Newton indicated it was the one he had circled. He confirmed that dots shown below the brick of windows had been anchors for an overhang that had been supported by three chains. He agreed with Co-chair McLoughlin that it had probably been a flat canopy. Co-chair McLoughlin asked him what his preference was. Mr. Newton indicated that for consistency between the two [buildings] he thought he would prefer a flat one supported by chains. It would probably cost more and be harder for him to do. Co-chair McLoughlin recalled the HRB had approved a canopy for Cooperstown in Willamette that looked pretty good. Mr. Newton recalled it was steel. Co-chair McLoughlin recalled it had some lighting underneath it. The applicant said he was not wild about a canvas canopy. Co-chair McLoughlin agreed and commented a hard one would look kind of cool. He related he had been driving by that building for 19 years. The applicant talked about a canopy the building had had on one side that was really unique with little glass details. It had been a pain to maintain. He anticipated a flat roof could have some type of design around the edge that might incorporate the signage. Mr. Manning and Co-chair McLoughlin recalled there were good examples of that on Main Street in Oregon City.

Mr. Manning indicated he liked the fact that the applicant was doing something with the building. Co-chair Mattis said he appreciated where the applicant was going on the awning. It would be an improvement. It would not be like the one that was a pain to care for, but it would be a beauty. Mr. Eddington offered a suggestion for the applicant to consider in regard to addressing sound and heat transmission through the interior. Co-chair McLoughlin recommended using darker, muted, historic colors. He advised the building should feature three tones: one for the body and a couple of trim colors. Richer colors would make the building look more distinguished and add to its value. Mr. Manning suggested the columns should be a different color and the portico should be a lighter color so the entry stood out.

Proponent

Mr. Bernard Hartung, 5007 Territorial Dr., supported the application because it would improve the site. He commented that the process made it hard for a businessman to accomplish something. There was no other public testimony.

Deliberations

Co-chair McLoughlin closed the public hearing and opened deliberations.

Co-chair Mattis **moved** to approve DR-13-03 subject to the conditions in the staff report, with Condition 2 changed to read:

Condition 2. Awning. The awning shall be a flat awning supported by a chain or other type of metal fixture.

Mr. Manning **seconded** the motion and it **passed** 5:0.

When the applicant asked, Ms. Javoronok confirmed that the motion called for a flat awning. The applicant asked if he would have the option to have a canvas awning if he wanted to. Co-chair McLoughlin said no. Co-chair Mattis recalled the applicant had been asked what his preference was and had said he would like a flat awning. It would tie in with the one on the property next door and it would look good. Co-chair McLoughlin advised it would be more historically accurate than a canopy. It might cost a little more, but the applicant might get a better value out of it. Ms. Javoronok advised that the applicant would have 14 days after the notice of decision was mailed to appeal the HRB decision to the City Council.

Preservation Award Discussion

The Board discussed potential nominees for this year's award. They talked about the work Sandy Carter and Peggy Sigler had done on behalf of the Locks. Other potential nominees mentioned were the bridge restoration project and the Living History Tour.

Co-chair Mattis **moved** to present the Preservation Award to Sandy Carter and Peggy Sigler for their efforts to get the Locks restored and the ownership transferred. He agreed with Mr. Manning that the declaration should list all of the things they had done to promote that. Mr. Manning **seconded** the motion and it **passed** 5:0. Co-chair McLoughlin suggested the HRB present the award at a City Council meeting in early September.

BUSINESS FROM THE HISTORIC REVIEW BOARD

Co-chair Mattis reported that the City Council had held a work session on the historic code amendments. He had talked with the Council about Ms. Javoronok's work and the process. They all seemed to be appreciative of the work.

HISTORIC RESOURCES REHABILITATION GRANT APPLICATION AND GUIDELINES

Ms. Javoronok planned to go over the grant application and guidelines one more time and then post it on the website and send a postcard to all eligible property owners. They would have two months to apply. She asked if that was sufficient time. Co-chair McLoughlin confirmed it was.

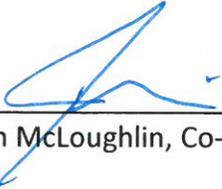
REPORT FROM STAFF

Ms. Javoronok reported the City Council would hear the historic code amendments the following Monday. She updated the HRB on the historic signs project. She had arranged for Mr. Eddington's sketch to be taken to the neighborhood meeting. She had an estimate from a sign contractor.

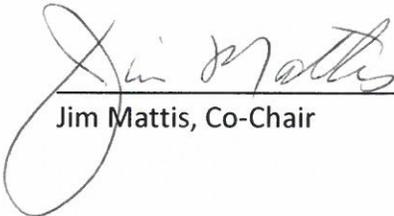
ADJOURNMENT

There being no other business, Co-Chair McLoughlin adjourned the meeting at 7:47 p.m.

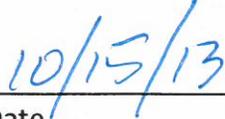
APPROVED:



Jon McLoughlin, Co-Chair



Jim Mattis, Co-Chair



Date