

Memorandum

Date: February 7, 2013
To: Historic Review Board
From: Sara Javoronok
Subject: CLG grant Options

CLG Grant Application

The City has the opportunity to apply for a Certified Local Government grant for 2013-2014. The City can request up to \$13,000, and the City must match the amount requested. The City can match this through funds, staff time, or other non-Federal grants. The application deadline for the CLG grant is February 22, 2013. The funds will be available with a signed contract on April 1, 2013. All projects must be completed August 31, 2014.

At the previous meeting, the HRB decided to rank the projects on the Draft Historic Resources Spreadsheet (see Attachment 1). The members ranked the projects on a scale from 1-3. The six projects or activities with the lowest scores are included below. The rehabilitation grant and interpretive signage were the projects that HRB members most wanted grant funding to go towards. The others are as follows:

McLean House: The Friends of the McLean House has expressed interest in National Register listing. The designation would not provide additional protection, but could provide greater recognition and eligibility for grants. If eligible, the City owned property may benefit from listing on the National Register. Staff recommends proceeding with this designation if there is interest. This property is less likely to have redevelopment pressures than others in the City. As previously mentioned, this project may also be a good student project. (1 vote for a grant)

Rehabilitation Grant: In 2011, the Historic Review Board awarded \$6,000. Half of this was funded by CLG grant funds and the homeowner was required to match the amount rewarded. The \$6,000 went towards projects anticipated to cost nearly \$24,000. The program was very well received in its first year. Staff recommends continuing the grant. (3 votes for a grant)

Collaborate with the WFHAC: The National Heritage Area designation, which would not provide regulation, would promote the area around the Falls and West Linn itself as a destination with historic resources. Staff is seeking potential collaboration opportunities from the HRB. (1 vote for a grant)

4800 Willamette Falls Drive: The location and zoning of this site may encourage redevelopment. Listing on the National Register would not provide additional protection for the properties that are already designated, but could provide greater recognition, eligibility for grants, and additional support for the preservation of the resources.

Staff discussed this with SHPO and recommends starting a conversation with the property owners to assess their interest and the interest community as a whole to determine whether to proceed

with designation. As previously mentioned, this project may also be a good student project. (1 vote for a grant)

Interpretive Signage: Interpretive signage would provide the general community and others with additional information on its past and history. (4 votes for a grant)

The grant would need to include a specific project for the signage. Potential options are the Locks, Falls, or increased signage in Willamette. Staff recommends that the HRB further discuss this at the next meeting.

Preservation Month Activity: Promote preservation to the general community through an event. Have previously proclaimed May as Preservation Month. In the previous discussion, the HRB agreed to continue with proclaiming Preservation Month in May and awarding a “Preservation Award”, but doing so in August as part of the West Linn 100 Centennial.

Planning, Review and Compliance: Given the limited availability of funds, staff recommends that the HRB consider allocating some of the funding toward this category, which can include staff review of alteration and construction proposals and other work.

Attachments:

1. Draft Historic Resources Projects and Programs

Draft Historic Resources Programs and Projects

Project	Project Description	Rationale/Analysis	Recommendation	Priority
Current				Totals
Rehabilitation Grant	In 2011, the City established a grant program for small matching grants to owners of contributing National Register homes for rehabilitation or restoration work using CLG grant funds. CLG funds are available every two years on a 17-month grant cycle. Staff and the Historic Review Board would like to continue the program in 2012 at a smaller scale. The City could reapply for grant funding for 2013.	In 2011, the Historic Review Board awarded \$6,000. Half of this was funded by CLG grant funds and the homeowner was required to match the amount rewarded. The \$6,000 went towards projects anticipated to cost nearly \$24,000. The program was very well received in its first year. Staff would like to keep it going.	Staff recommends continuing this program as possible in 2012 and with the next CLG grant in 2013. If there is available funding, staff recommends opening the grant up to all locally designated and contributing properties rather than only those listed on the National Register, which is a requirement when using CLG funding.	6
Design Standards/Guidelines	This project will complete the code update started in Phase I (completed in the spring of 2010). This project would refine the Willamette Historic District code and supplement it with guidelines and graphic illustrations.	The City received a CLG grant in 2011 to help fund the project. The project started in September 2011 and is required to be completed in late summer 2012. A contract was signed with consultants in late November.	The standards and guidelines will be adopted and used in design review projects.	NA
Willamette RLS	This survey will add accessory structure data to the existing survey of the historic district and survey all properties over 45 years of age that were not previously surveyed.	The City received a CLG grant in 2011 to help fund the project. A consultant was put under contract to perform the work beginning in November 2011. The project is scheduled to be complete in March 2012.	Staff and the HRB can evaluate the results for potential future projects.	NA
Ongoing Education/Outreach				
Training Session	Annual training session with SHPO or other preservation partner. Attend CLG Training or annual conference.	Continue with ongoing education efforts for staff and the HRB.	Plan an annual training session.	11
Community Education	Plan an education session for the general community. Potential topics include basics of historic preservation, window repair, and green rehab. Consider attending City events and/or fairs to promote preservation.	Continue community education efforts with a session by SHPO or other preservation partner. HRB members could also promote preservation and the City's historic resources.	Plan at least one community education event yearly.	12
Update Article(s)	Draft 1-2 brief articles or event notices for the monthly utility bill Update each year. Possible topic include grant rehabs, preservation month activities, and CLG projects.	Keep the community up-to-date with ongoing projects including the grant program, survey, and other efforts. Also could be used to educate on preservation practices - window rehab, etc.	Draft at least two articles for an Update each year.	8
Work with other City Advisory Boards	Meet or coordinate events with other City Advisory Boards, potentially the Sustainability Advisory Board, Planning Commission, or Economic Development Committee.	Foster collaboration between City Advisory Boards to share information and resources.	Plan a meeting or event with another City Advisory Board each year.	10
Collaborate with the WFHAC	Support the work of the Willamette Falls Heritage Area Coalition to designate the area around the Falls as a National Heritage Area as needed and possible.	The National Heritage Area designation, which would not provide regulation, would promote the area around the Falls and West Linn itself as a destination with historic resources.	As possible and appropriate, work with the Coalition to support their efforts.	7
Brochure on design review process	Develop a brochure or flyer describing the design review process.	Produce a brochure or flyer on the design review process that explains the process simply and clearly.	Potential community education project.	11
Tour	Develop a mid-century modern tour to educate and promote preservation of potential resources. Alternatively, develop tour of a selection of existing historic resources.	A mid-century tour could promote the preservation of these resources and raise awareness of the recent past. This could be particularly helpful if there is interest in pursuing designation of these resources. A tour of existing resources could build community support and education.	Potential community education project.	14

Interpretive Signage	Develop interpretive signage detailing the City's history. It could potentially focus on the history of the community, Willamette, the Locks, or the mill. Could be funded through a CLG grant.	Interpretive signage would provide the general community and others with additional information on its past and history.	Possible community education tool.	8
Preservation Month activity	Develop an annual National Preservation Month Activity. Potential activities are having an awards program, speaker, workshop, or tour.	Promote preservation to the general community through an event. Have previously proclaimed May as Preservation Month.	Plan at least one activity for Preservation Month each year. Consider having an annual event.	9
Other:				

Potential Projects

National Register Listings

Assess properties for an MPDF. Have surveys completed for Willamette, Bolton, and Sunset Neighborhoods	Use completed surveys to develop a nomination for a Multiple Property Documentation Form. This would likely involve discussions with SHPO and would be completed using CLG grant funding. This nomination could incorporate many of the properties listed below. However, it may be beneficial to list certain high-profile / at risk properties first to promote their preservation while completing this project.	The City, particularly the previous Historic Resources Advisory Board, has discussed designating additional properties throughout the City as part of a Multiple Property Documentation Form. This allows for National Register listing of properties throughout the City that are united by a common element. The designation of these resources would provide additional recognition, regulation (listing on the National Register would make the properties subject to local historic regulations), and grant availability for a number of properties around the community that contribute to West Linn's history and are unlikely to be individually eligible.	If eligible, staff recommends proceeding with this project if there is significant community and property owner support.	12
4800 Block of Willamette Falls Drive	Assess interest of 4800 Block Willamette Falls Drive property owners in National Register listing. Four of the seven resources identified in this potential district are existing local landmarks. One is also individually listed on the National Register. If there is interest, submit a request for a determination of eligibility from SHPO, and, if eligible, and likely with CLG grant funding, complete an Intensive Level Survey, then NR nomination.	The location and zoning of this site may encourage redevelopment. Listing on the National Register would not provide additional protection for the properties that are already designated, but could provide greater recognition, eligibility for grants, and additional support for the preservation of the resources.	If there is property owner interest staff recommends proceeding with a determination of eligibility from SHPO, and, if eligible, an Intensive Level Survey with the next CLG grant in 2013. Determine if a zoning change permitting less intensive uses is appropriate.	7
North Bolton Mid-Century Modern HD	Per the 2010 Bolton survey, this is a potential historic district that could be listed on the National Register. Confirm with SHPO. Talk with property owners to see if there is interest in listing the district on the National Register. If so, discuss with SHPO and, likely with CLG grant funding, complete an Intensive Level Survey, then NR nomination.	The City does not have any designated mid-century properties. Designation of these resources would raise awareness regarding the recent past and would also prevent inappropriate changes to the properties. Listing on the National Register would make the properties subject to local historic regulations. The designation could provide greater recognition and eligibility for grants.	If eligible, staff recommends proceeding with this project if there is significant community and property owner support.	12
River St. Mid-Century Modern HD	Per the 2010 Bolton survey, this is a potential historic district that could be listed on the National Register. Confirm with SHPO. Talk with property owners and see if they are interested in listing the district on the National Register. If so, discuss with SHPO and, likely with CLG grant funding, complete an Intensive Level Survey, then NR nomination.	Designation of these resources would also prevent inappropriate changes to the properties. Listing on the National Register would make the properties subject to local historic regulations. The designation could provide greater recognition and eligibility for grants.	If eligible, staff recommends proceeding with this project if there is significant community and property owner support.	12

20375 Willamette Drive	This is a privately owned property that the Bolton survey named as potentially eligible for the National Register. The property is an existing local landmark. Talk with the property owner to see if there is interest in listing the property on the National Register. If there is interest, submit a request for a determination of eligibility from SHPO, and, if eligible, and likely with CLG grant funding, complete an Intensive Level Survey, then NR nomination.	Encouraging, and potentially assisting with the funding of individual National Register nominations could build support for preservation in the community. In addition, this property has a large lot, is on Highway 43, and may be subject to redevelopment pressures. The designation would not provide additional protection, but could provide greater recognition and eligibility for grants.	If eligible, staff recommends proceeding with this project if there is strong property owner support for the designation.	12
20425 Willamette Drive	This is a privately owned property that the Bolton survey named as potentially eligible for the National Register. The property is not currently a local landmark. Talk with property owner to see if there is interest in listing the property on the National Register. If there is interest, submit a request for a determination of eligibility from SHPO, and, if eligible, and likely with CLG grant funding, complete an Intensive Level Survey, then NR nomination.	Encouraging, and potentially assisting with the funding of individual National Register nominations could build support for preservation in the community. In addition, this property has a large lot, is on Highway 43, and may be subject to redevelopment pressures. Listing on the National Register would make it subject to local historic regulations. The designation could provide greater recognition and eligibility for grants.	If eligible, staff recommends proceeding with this project if there is strong property owner support for the designation.	12
20685 Willamette Drive	This is a privately owned property that the Bolton survey named as potentially eligible for the National Register. The property is an existing local landmark. Talk with property owner to see if there is interest in listing the property on the National Register. If there is interest, submit a request for a determination of eligibility from SHPO, and, if eligible, and likely with CLG grant funding, complete an Intensive Level Survey, then NR nomination.	Encouraging, and potentially assisting with the funding of individual National Register nominations could build support for preservation in the community. In addition, this property has a large lot, is on Highway 43, and may be subject to redevelopment pressures. The designation would not provide additional protection, but could provide greater recognition and eligibility for grants.	If eligible, staff recommends proceeding with this project if there is strong property owner support for the designation.	12
McLean House	Continue discussions with the Friends of the McLean House. The property is an existing local landmark. Assess Friends, Parks and other City Departments interest in National Register listing. If there is interest, submit a request for a determination of eligibility from SHPO, and, if eligible, and likely with CLG grant funding, complete an Intensive Level Survey, then NR nomination.	The Friends of the McLean House has expressed interest in National Register listing. The designation would not provide additional protection, but could provide greater recognition and eligibility for grants.	If eligible, the City owned property may benefit from listing on the National Register. Staff recommends proceeding with this designation if there is interest. This property is less likely to have redevelopment pressures than others in the City.	6
Sunset Fire Hall	Discuss potential National Register listing with the Parks Department and other City Departments. The property is not currently a local landmark. If there is interest, submit a request for a determination of eligibility from SHPO, and, if eligible, and likely with CLG grant funding, complete an Intensive Level Survey, then NR nomination.	The property is one of several City owned facilities that may be eligible for the National Register. Listing on the National Register would make it subject to local historic regulations. The designation could provide greater recognition and eligibility for grants.	If eligible, the City owned property may benefit from listing on the National Register. Staff recommends proceeding with this designation if there is interest. A nomination for this building could potentially be completed with other City buildings. This property is not currently designated and would benefit from listing and local regulation.	13

Police Station/former City Hall	Discuss potential National Register listing with the Parks Department and other City Departments. The property is an existing local landmark. If there is interest, submit a request for a determination of eligibility from SHPO, and, if eligible, and likely with CLG grant funding, complete an Intensive Level Survey, then NR nomination.	The property is one of several City owned facilities that may be eligible for listing on the National Register. The designation would not provide additional protection, but could provide greater recognition and eligibility for grants.	If eligible, listing on the National Register may provide additional support for the preservation of this City owned building. The construction of the new police station and the location of this building may encourage redevelopment. This building will also be examined as a case study in the HPLO's 2012 Roundtable project on unreinforced masonry buildings. Staff recommends proceeding with a determination of eligibility from SHPO and proceeding with an Intensive Level Survey with the next CLG grant in 2013.	10
Bolton Fire Hall	Discuss potential National Register listing with the Parks Department and other City Departments. This property is not a local landmark. If there is interest, submit a request for a determination of eligibility from SHPO, and, if eligible, and likely with CLG grant funding, complete an Intensive Level Survey, then NR nomination.	The property is one of several City owned facilities that may be eligible for the National Register. Listing on the National Register would make it subject to local historic regulations. The designation could provide greater recognition and eligibility for grants.	If eligible, the City owned property may benefit from listing on the National Register. Staff recommends proceeding with this if there is significant interest and City support, or in conjunction with other related nominations.	11
Potential Properties from Willamette RLS (outside of existing NR district)	Discuss National Register listing with owners of any properties recommended for individual listing on the National Register. If there is interest, submit a request for a determination of eligibility from SHPO, and, if eligible, and likely with CLG grant funding, complete an Intensive Level Survey, then NR nomination.	The Willamette RLS survey may highlight additional properties that are eligible for the National Register. Depending on their current status, the listing may provide additional protection and/or greater recognition and eligibility for grants.	The current Willamette RLS survey may have recommendations for National Register listing. Staff and the HRB can review these and pursue as needed.	11
Other:				
Reconnaissance Level Surveys				
RLS survey of Robinwood	Continue community-wide surveying with a RLS for the Robinwood neighborhood. There are an estimated 425 properties built in 1965 or earlier.	The City has surveyed over 1,000 properties since 2006. This survey would supplement the existing surveys. The Robinwood neighborhood may have resources, especially from the mid-century, that may be eligible for designation.	Staff recommends continuing to survey the remainder of the community to develop a comprehensive survey. The need for this and other projects should be evaluated when applying for the next CLG grant in 2013.	13
RLS survey of Marylhurst	Continue community-wide surveying with a RLS for the Marylhurst neighborhood. There are an estimated 95 properties built in 1965 or earlier.	The City has surveyed over 1,000 properties since 2006. This survey would supplement the existing surveys. The Marylhurst neighborhood may have mid-century modern resources that would be eligible for designation. Per the assessor, the neighborhood does not have properties built before 1945.	Staff recommends continuing to survey the remainder of the community to develop a comprehensive survey. The need for this and other projects should be evaluated when applying for the next CLG grant in 2013.	13
Other:				
Assessment				

Fields House	Research opportunities for rehabilitation and/or designation of the Fields House in Fields Bridge Park. An assessment of the building's condition would guide efforts. Discuss opportunities with Parks and other City Departments.	This City-owned property has suffered from deferred maintenance and neglect. The assessment would provide the City guidance and recommendations.	Staff recommends proceeding with this as appropriate funding is available.	11
Other:				