



CITY OF
West Linn

HISTORIC REVIEW BOARD

Minutes of March 20, 2012

Members present: Chair Jon McLoughlin, Sandy Carter, Thane Eddington, James Manning and Chris Sherland

Members absent: Vice Chair Jim Mattis and Brian Pearce

Council Liaison: Teri Cummings

Staff present: Sara Javoronok, Associate Planner/Staff Liaison

CALL TO ORDER

Chair McLoughlin called the meeting to order at 7:01 p.m. in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, Oregon.

APPROVAL OF MINUTES

Mr. Manning **moved** to approve the Minutes of February 21, 2012 as amended by Ms. Carter. Mr. Eddington **seconded** the motion and it **passed** 5:0.

BUSINESS MEETING

Public Hearing: MISC-12-04, Modification to approval for garage remodel and carport addition, 1818 6th Avenue.

Chair McLoughlin opened the public hearing and outlined the applicable criteria and procedure. Chair McLoughlin and Mr. Sherland each reported he had visited the site. No other ex parte contacts, bias or conflict of interest was declared. When invited by the chair no one present challenged the authority of the HRB or any HRB members to decide the application.

Staff Report

Ms. Javoronok presented the March 20, 2012 staff report. The applicant was proposing a design modification to a previous approval to extend the carport roof to the rear lot line. The HRB first reviewed the project in June 2011.

Applicant

Adam Petersen, 1818 6th Avenue, testified that since the original approval the Building Official had agreed he could take the carport all the way to the property line. He asked for a modification of approval that would allow him to do that. He argued it was historically appropriate. An early photograph showed a shed roof going all the way out to the property line. Early Sanborn maps of the property showed a structure located in that corner of the property. He argued that the additional three feet of carport would allow it to function better; it would improve the architectural appearance; it would help bring the scale of the building down from the tall adjacent garage; and it would serve as a step-down transition to his neighbor's shorter garage. He related he had brought additional pictures if the HRB wanted to see them.

Chair McLoughlin suggested cantilevering the roof all the way out from the post and leaving the post three feet back. That would offer the design more aesthetically pleasing depth and reduce the risk that the post would be hit by a vehicle. Mr. Petersen agreed the post should be back from the property line, but he preferred not to have it as far as three feet back. He suggested two feet. That would help accommodate turning into the garage. Chair McLoughlin indicated the important thing was that the post would be pulled back. He suggested '18 inches or

something.' Mr. Petersen agreed, explaining his primary objective was to bring the roof overhang further out.

Deliberations

There was no other testimony. Chair McLoughlin closed the public hearing and opened deliberations.

Chair McLoughlin **moved** to approve MISC-12-04 with the recommendation that the post beam be set back anywhere from 18" to 36" from the property line. Mr. Manning **seconded** the motion and it **passed** 5:0.

Presentation: Willamette Selective Reconnaissance Level Survey The survey was on the City's website:

http://westlinnoregon.gov/sites/default/files/fileattachments/draft_survey_for_web_0.pdf

Jason Allen, Architectural Historian, SWCA Environmental Consultants, presented. The purpose of the project was a reconnaissance level survey of 250 previously un-surveyed properties as well as to survey and evaluate as many accessory structures within the Historic District as was possible within the contract period. The survey was 'selective' in the sense that staff had provided the consultant with a list of addresses of buildings to survey. The criterion was the date of construction of the primary building had to be 1965 or earlier. The consultant started with existing GIS footprint data; data imported from the SHPO Historic Properties Database; and Planning Department data. He gathered information from some property owners during the survey. He imported or entered all the information into a Trimble GeoXT GPS system. He clarified that he could not change SHPO database records. It would be up to SHPO to reconcile the consultant's data with its own database. He had taken photographs of the buildings, mapped the properties, and recorded physical data such as dimensions, materials, architectural style, and contributing and noncontributing resources. He had categorized the properties as eligible contributing, eligible significant, non-contributing, and out-of-period.

Mr. Allen discussed survey results. A total of 294 properties had been inventoried. That included 250 newly inventoried properties (both the primary and accessory dwellings) and accessory structures on 44 properties where the primary structure had already been inventoried. He noted because of the selective nature of the survey the properties were not contiguous. It was difficult to determine where there may or may not be potential historic districts now, but in the future, as late 1960s and 1970s properties qualified as historic and were surveyed, it might be easier to identify potential districts. He reported he had surveyed some circa 1800s buildings, but the decade with the most properties was the 1920s. There had been a lot of construction in the Willamette Valley in the 1920s that dropped off in the 1930s. It picked up again in the late 1940s and accelerated in the 1950s and 1960s. The survey contained only 38 circa 1960s properties (13% of the number surveyed) but the consultant had only surveyed houses built during the first half of the 1960s. Otherwise the 1960s would represent a higher proportion of properties than the 1920s. He reported that he saw a lot of wood siding, followed by synthetic siding (including vinyl siding).

Mr. Allen discussed architectural styles. The Queen Anne and stick construction styles he saw were primarily in the historic district. Vernacular was more of a mode of construction than a defined architectural style. Most houses he saw were the ranch-style popular in the 1950s-1960s, followed by craftsman style of the 1910-1920s. He showed photographs of the iterations of the styles he had seen.

The consultant discussed the survey results. He had found 140 contributing properties and 139 noncontributing properties. One had been demolished. Nine were out of period. 23 properties in the historic district featured at least one contributing accessory building. Three had at least one contributing and one noncontributing accessory building. 21 had only

noncontributing accessory structures. He showed photographs of accessory structures. He observed that a very high percentage of the properties surveyed (60% or 178 properties) had vinyl windows. That would affect an historic property nomination. He had seen many aluminum windows, but advised that aluminum windows could be considered original construction for 1950s and 1960s houses. He reported that 25% of surveyed properties had at least some vinyl siding. That would not necessarily preclude a building from being considered contributing, but the wording of the nomination would have to include at least some consideration of the profile of the siding. It should be very close to the profile of the original siding.

The consultant listed his recommendations:

- Continue with reconnaissance level surveys as needed to expand the information the city been collecting.
- Amend the historic district registration to include the newly collected information on accessory structures.
- Expand or Supplement the walking tour to include key definitions of historic style and form. While he was conducting the survey Mr. Allen had encountered a walking tour. The group was unclear about which styles they were looking at.
- The survey was cut off at 1965 but Mid-century Modern style extended into the 1970s. In coming years as the historic period advanced into the 1970s and those properties were surveyed the 'gaps' in the historic area could be filled to make the historic area more contiguous.
- Hold workshops on maintenance and repair of historic wood windows to encourage owners to retain the wood windows rather than replace them with vinyl windows.

Questions of the consultant

Mr. Allen was asked how to distinguish between Bungalow and Arts & Craft style. He advised that some considered Bungalow to be a style while he and others considered it a form. He advised Craftsman style had produced a lot of bungalow form houses. Arts & Crafts was distinguishable from Craftsman style partly by the size and form it took. Arts & Crafts was often a four-square form rather than a bungalow. It typically featured more intricate woodwork that might be handmade rather than milled. He confirmed Arts & Crafts could be considered transitional from Victorian into Craftsman. It often retained the earlier form and incorporated stylistic details.

The Board wanted to know how they could access the survey data to look at individual properties. Ms. Javoronok advised it was on the city website. She had put a link to the consultant's report and the survey data sheets on the online agenda. The staff had access to maps showing which properties were eligible contributing, eligible significant, noncontributing or not in period. They were considering putting that on the public access part of the website in about a year after they switched to a different mapping service. SHPOs Historic Sites database was available online as well.

Ms. Javoronok observed that now that the Willamette Neighborhood and Bolton and Sunset had been surveyed almost all properties in the city that featured buildings built before 1965 had been surveyed. Ms. Carter asked about Robinwood Midhill Loop properties. Ms. Javoronok recalled some had been surveyed in an early 2000s survey. It was not part of the Oregon Historic Sites database. Chair McLoughlin thanked Mr. Allen.

Historic Preservation Month Activity

The HRB considered a suggestion to present an award to an individual and an award to an organization, business, group or project. They generally agreed to be flexible each year. There might be a year when none, only one, or two would be worthy of an award.

Chair McLoughlin **moved** to recognize Charles Awalt for his long-time preservation advocacy and Sue Smith for her preservation project. Ms. Carter **seconded** the motion and it **passed** 5:0. Chair McLoughlin observed the necessity of keeping the names of the honorees secret until May.

Ms. Javoronok asked whether the HRB was interested in putting together a library display for National Preservation Month, and, if so, the contents of the display. Mr. Manning suggested information on the award recipients and their projects. The HRB concurred.

Ms. Javoronok planned to insert information about the survey in May utility bills.

BUSINESS FROM THE HISTORIC REVIEW BOARD

Ms. Carter announced the Willamette Falls Heritage Foundation was planning River Heritage Day on Saturday, June 23. She suggested that would be a good opportunity to offer an educational program. She asked HRB members to email her their suggestions.

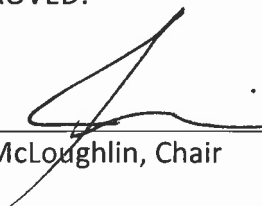
REPORT FROM STAFF

None.

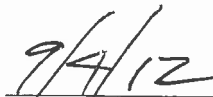
ADJOURNMENT

There being no other business, Chair McLoughlin adjourned the meeting at 8:10 p.m.

APPROVED:



Jon McLoughlin, Chair



Date