



HISTORIC REVIEW BOARD
Minutes of May 19, 2020 Work Session
Via Webex

Members present: Danny Schreiber, David Taylor, Scott Erwin, John Steele, and Tim Young
Members absent: Richard Nowacki and Tom Watton
City Council Liaison: Jules Walters, West Linn City Council
Staff: Darren Wyss, Associate Planner

1. CALL TO ORDER

The HRB work session was conducted virtually via WebEx video conference. Advisory Board Members attended remotely. Vice Chair Schreiber called the meeting to order at 6:00 p.m.

2. PUBLIC COMMENT RELATED TO ITEMS NOT ON THE AGENDA

None

3. WORK SESSION: HISTORIC REVIEW CODE UPDATE

a. Recap of April Meeting Discussion

Staff Liaison Wyss reviewed the previous meeting. The HRB asked staff to provide more information to help in decision-making:

1. Western False Front facade variations (see CDC Chapter 58). Previous HRB discussion proposed listing accepted variations that shall be allowed. Because the existing Code language is clear and objective, Wyss recommended leaving the language as is to provide the HRB some flexibility and discretion. Young requested that the language related to false front be eliminated. Wyss stated that he would research the background of “western false front façade”.
2. Language to allow alternative siding (CDC Chapter 58). The HRB expressed interest in allowing alternative siding without needing to get a design exception. In April 2020, the HRB recommended language to address the look of the cladding as opposed to the material. The HRB discussed possibly allowing some brick/concrete without needing to get a design exception. HRB recommended leaving the requirement for a design exception in April 2020 meeting.
3. Awnings: material, width, posts, height (CDC Chapter 58). West Linn Public Works Dept. does not want permanent fixtures in the right-of-way as numerous utilities run under the sidewalk. Access would be complicated by structural elements such as posts. With the new 12 foot sidewalks, the recommendation is to allow awnings that only cover a portion of the sidewalk as no posts will be allowed for support. Staff recommends removing the specific height requirement, and state must meet ADA. Member Schreiber asked about how the proposed change would impact Cooperstown and the other building that have historic awnings with posts. Wyss will follow up with Public Works on existing posts. Member Young wanted a minimum height for awnings to remain because the word “sufficient” is too vague. Young wanted awnings to be consistent with adjacent buildings to provide streetscape continuity.

4. Planters (CDC Chapter 58). The new sidewalk cafe program allows planters to delineate outdoor seating space. If this applies to any planter, Wyss recommended removing it or specifying that it applies to window planters. Board members agreed to remove the language.
5. Paint colors (CDC Chapter 58). Staff researched how other jurisdictions regulated paint color and found the predominant language required the applicant to supply the historical color palette from a paint company. A few jurisdictions identified acceptable paint company historic palettes, but this could be problematic if the palette names change or are discontinued over time. Member Young wanted colors that are compatible with the downtown area.

The HRB also asked to be provided the definitions pertinent to historic review and information in CDC Chapter 55 on Class I and II Design Review.

Wyss will draft proposed code amendments to CDC Chapter 58, including some additional research on:

- a. How will the City address existing structural awning posts if a remodel is done to a building, and the Code now prohibits posts?
 - b. The current Code requires the awning to extend to the outside of sidewalk. With the new 12 foot the sidewalks, it is recommended this requirement is adjusted. The HRB has an interest in defining a minimum width. Staff will research other jurisdictions for code language and how it is addressed.
- b. Discussion of Chapter 25 – Willamette Historic Overlay**
This district consists primarily of single family homes. Planner Wyss began a discussion of the proposed changes.

Vice Chair Schreiber wanted to include language that would require the contractor to maintain the integrity of the structure during construction so it does not fall down. Members were concerned about contractors allowing old houses to fall down during construction so they can rebuild a new house. Member Young suggested that the contractor must provide a preservation plan. Planner Wyss will research other jurisdictions and existing building code to provide insight on this issue.

Member Young asked for clarification on whether the Code is more historic preservation or more historic emulation.

Planner Wyss stated that the preservation/emulation discussion is a bigger policy/implementation question than this Code review. He noted that the district is on the National Historic Register. The National Register program has required standards that the Code must meet. Chapter 25 addresses those standards. He noted that the Oregon Supreme Court ruled a few years ago on a case regarding a [property owner's right to remove a historic landmark designation and the requirements to do so](#). Additionally, he thought that the balance of historic preservation is a policy matter for the City County. He suggested that the State Historic Preservation Office meet with the HRB to discuss some dos and don'ts and best practices when reviewing proposals.

Councilor Walters suggested that a joint work session with the City Council would be helpful to discuss the bigger preservation policy question and get guidance from the Council. Wyss will work to schedule a joint meeting.

Planner Wyss suggested that Members review Chapter 25 for more discussion at a later meeting. Wyss will send the national standards to members. Member Schreiber noted that Chapter 25 had worked

pretty well, but there is some vague language.

4. ITEMS OF INTEREST FROM THE HISTORIC REVIEW BOARD

None.

5. ITEMS OF INTEREST FROM STAFF

Planner Wyss noted that the City has received a Class II Historic Design Review application for Willamette United Methodist Church and is working to get it before the HRB in June for a public hearing. Members agreed that using a virtual meeting platform will be acceptable.

6. ADJOURN

The meeting was adjourned at 7:53 p.m.