



**HISTORIC REVIEW BOARD**  
**Draft Minutes of June 16, 2020**  
**Via Webex**

Members present: Danny Schreiber, David Taylor, Scott Erwin, John Steele, Richard Nowacki, and Tom Watton  
Members absent: Tim Young  
City Council Liaison: Jules Walters, West Linn City Council  
Staff: Darren Wyss, Associate Planner, Tim Ramis, City Attorney, and Lynn Schroder, Planning Assistant  
Applicant: Deborah Neel and Lee Heilman

**1. Call To Order**

The HRB public hearing was conducted virtually via WebEx video conference. Advisory Board Members attended remotely. Chair Schreiber called the meeting to order at 6:14 pm.

**2. Public Comment Related To Land Use Items Not On The Agenda**

None.

**3. DR-20-03 Class II Historic Design Review for United Methodist Church – 1683 Willamette Falls Drive**

Chair Schreiber opened the public hearing for DR-20-03. City Attorney Ramis reviewed the legal matters related to quasi-judicial hearings. No members reported a conflict of interest in the proposal. Responding to the question of a site visit, Chair Schreiber noted that he has driven past the church on many occasions. He did not see anything different than the record. There were no objections to the disclosures or jurisdiction of the HRB members.

Associate Planner Wyss presented the staff report. The applicant is proposing to replace 13 double-hung wood windows (six-over-one lights on the second story, one-over-one lights on the first story) with one-over-one vinyl-clad wood single-hung windows. The applicant is also proposing to replace existing wood siding with composite board siding to match the aesthetic appearance of the wood. All proposed work will be on the south elevation of the one-and-a-half story addition that does not contribute to the historic character of the original structure. The church building is not eligible/non-contributing to the National Historic District because of all the alterations/additions over the years.

Deborah Neel presented the applicant's proposal. Ms. Neel presented a 1908 photo of the church. She stated that it is not feasible to honor the historic structure because of its additions. Between 1921 and 1930, church was raised a half story to build a basement, and a Sunday school room was added in the back. By 1963, the bell tower was removed and relocated to a steel tower. The front exterior stair was replaced with an entry addition. In 1995, an elevator was added to the structure. Ms. Neel noted that the only remaining elements of the original church are the sanctuary windows (that have since been replaced with stained glass), a dormer, and the original shape of the church. She stated that too much of the original design has been lost and cannot be recovered. Since 1997, very little maintenance has been done, resulting in the need to address the failing siding on the south side and window replacement. Future maintenance plans include removing the shed structure associated with the bell tower.

Neel noted that donations from the small congregation fund the cost for the renovation and maintenance. The church is seeking to replace the siding on the south side of the church with composite

board siding to match the aesthetic appearance of the wood and salvage any wood siding to be used to patch the three remaining sides of the church. She stated that the composite siding would last longer than wood siding. The 13 existing windows cannot be salvaged.

Chair Schreiber asked if the new windows are vinyl or wood. Neel clarified that the windows are wood-frame with a vinyl cladding on the outside to protect with windows from weather exposure. Schreiber noted that the existing upstairs windows are six-over-one. He asked why the church was not replacing like-for-like. Neel responded that replacing the existing divided-light windows with new divided-light windows would require prohibitively costly custom windows. She noted that the existing divided-light windows were not part of the original church design but were part of the addition. They do not match the other existing windows.

Member Erwin noted that repairs are necessary, but he thought there would be historic design elements that would be lost if the windows are replaced with vinyl-clad windows. Neel responded that the windows would have a similar appearance, but the new windows would be slightly larger.

Chair Schreiber noted that the Code requires replacing like-for-like. He asked why the 6-over-1 windows on the second floor were proposed to be replaced with 1-over-1 windows. Neel responded that the windows to be replaced were not part of the original church design but were part of the addition. She did not consider the existing windows to be a historic design of the church.

Chair Schreiber opened the hearing to public testimony. There was none.

Member Erwin moved to close the public hearing. Member Steele seconded the motion. Chair Schreiber closed the public hearing.

Member Erwin supported necessary repairs. Although the proposed new upper windows are not a complete match, he noted that the church is using available resources to do what they can.

Member Steele also supported the necessary repairs. He noted that the replacement of the upper windows faces the alley and does not affect the church's front-facing historic design. He stated that having all the windows match is an asset. Last, the one-over-one window design was a common window design when the original church was built. The repairs do not substantially affect the historic design.

Chair Schreiber noted that the church is inside the Historic District, and the Code requires that buildings within the District meet the historic design requirements regardless of the historic significance. Wood siding is required for buildings within the District. The Code requires replacing like-for-like windows and discourages vinyl windows. He stated that the applicant is requesting a variance for each design element of the project. He noted that cost is not a criterion for a variance.

Member Watton was concerned about setting a precedence of allowing the proposed materials.

Member Steele asked if the repairs could be allowed without setting precedence. City Attorney Ramis stated that a decision could be made without precedence as long as the specific circumstances and unique aspects are described in the decision.

Member Nowacki did not see how the application conflicted with the Code. He noted that repairs to the structure are necessary. He supported the application.

Chair Schreiber noted that the HRB has been fairly strict on requiring replacement of 6-over-1 windows with similar windows.

Member Nowacki **moved to tentatively approve the application** for DR-20-03 Class II Historic Design Review for United Methodist Church with additional findings to be drafted by staff for HRB approval. Member Steele **seconded** the motion. Wyss will revise the findings for HRB approval at the July 21, 2020 regular meeting.

**Ayes: Steele, Erwin, Nowacki, and Watton. Nays: Schreiber. Abstentions: Taylor. The motion passed 4-1-1.**

**4. Items Of Interest From The Board**

Member Steele asked about the status of the proposed discussion on the purpose of historic design requirements. Wyss responded that he would ask the State Historic Preservation Office to attend the July 21, 2020 HRB meeting to facilitate a discussion about preservation versus emulation.

Chair Schreiber asked about the federal grants for renovations of historic buildings. He thought that all buildings subject to the historic design requirements should be eligible for the grants. Wyss responded that the federal government determines the eligibility criteria.

Member Erwin wanted the HRB review the strictness and enforceability of historic design requirements from other jurisdictions. Wyss will put together some materials for the next meeting.

**5. Items Of Interest From Staff**

Staff Planner Wyss reminded members to return the Work Place Harassment Policy acknowledgment.

**6. Adjourn**

Member Erwin moved to adjourn the meeting. Member Steele seconded.

**Ayes: Steele, Erwin, Nowacki, Taylor, Watton, and Schreiber. Nays: None. Abstentions: None. The motion passed 6-0-0.**

Chair Schreiber adjourned the meeting at 7:34 pm.