



**Historic Review Board
Meeting Notes of November 16, 2021**

<u>Members present:</u>	Danny Schreiber, Scott Erwin, Chris Owens, and David Taylor,
<u>Members absent:</u>	Tom Watton and John Steele
<u>Council Liaison present:</u>	Todd Jones
<u>Public Present:</u>	James Manning
<u>Staff present:</u>	John Floyd, Associate Planner, Betty Avila, Associate Planner, and Lynn Schroder, Administrative Assistant

1. Call To Order and Roll Call

Chair Schreiber called the meeting to at 6:00 pm. Administrative Assistant Schroder called the roll.

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

None.

3. Approval for draft meeting notes for 10/19/2021

Member Erwin moved to approve the October 19, 2021 meeting notes. Member Owens seconded. **Ayes: Taylor, Erwin, Owens, and Schreiber. Nays: None. The motion passed 4-0.**

4. Election of Vice chair

Member Erwin volunteered to be Vice-Chair. **Ayes: Taylor, Erwin, Owens, and Schreiber. Nays: None. The motion passed 4-0.**

Chair Schreiber moved the work session on the Historic Review Code update to after the HB 2001 and CLG briefings.

5. Work Session: House Bill 2001 Briefing and Survey

Associate Planner Betty Avila provided a briefing on House Bill 2001. The Oregon State Legislature passed House Bill 2001 in 2019 to help give Oregonians more housing choices. HB2001 requires West Linn to develop middle housing (duplexes, triplexes, quadplexes, cottage clusters, and townhomes) in areas where only single-family detached housing is currently allowed. The City of West Linn has until June 30, 2022 to update local codes to comply with HB2001.

Avila presented nine policy questions that the City is seeking feedback. The comments will be used by the Planning Commission and City Council in the decision-making process for the proposed amendments to the Community Development Code. The public can comment on the policy questions by participating in the online survey through December 12, 2021. The policy questions are:

- The City proposes to allow detached duplexes, triplexes, and quadplexes for more flexibility in a land division process for middle housing as permitted by Senate Bill 458. For example, an existing

single-family home could remain on a lot, and an additional detached single-family home could be constructed if lot coverage, setbacks, etc. were met. Should the City allow this flexibility or only allow attached plexes?

- Currently, the City requires street improvements (curb, gutter, sidewalk) with new housing. Should the City consider waiving this requirement to encourage the construction of middle housing types?
- Should the City consider allowing reduced setbacks for middle housing types to encourage construction?
- Should the City consider allowing increased heights for middle housing types to encourage construction?
- Should the City consider allowing increased lot coverage standards for middle housing to encourage construction?
- Should the City consider allowing increased floor-to-area ratios (livable space/lot size) for middle housing to encourage construction?
- Should the City consider allowing reduced off-street parking requirements if street parking is available adjacent to the middle housing type?
- The City is required to allow expedited review of a middle housing type land division as outlined in state statute. Should the City create an additional expedited process to streamline the middle housing construction further?
- Should the City consider incentives or exemptions (taxes, fees, system development charges, etc.) for middle housing?

James Manning, a member of the public, asked about the potential permit fees and how existing code requirements would be applied to middle housing.

Chair Schrieber noted that all the historic protections that in the City's Code would apply to middle housing applications. He asked staff to review HB 2001 to determine if there might conflicts with the City's Historic District code requirements.

6. Work Session: CLG Grant

Avila updated the Board on the 2021 CLG Grant award. The City will use the CLG grant to develop a virtual Historic Willamette Walking Tour with the West Linn Historic Society. The virtual map will be complete by July 2022. The City will also create educational materials. Avila noted that the WLHS would help with research.

She presented an example of a walking tour from Glencoe, Illinois. Schreiber liked having photos of properties. He recommended that the virtual map be designed dynamically for mobile use, phone or tablet, and computer. Erwin suggested filters that would allow users to select locations by the style of home or period of home. He suggested including unique details about each house. Schreiber suggested links to old photos of the house. Schreiber noted that the City received its historic designation was not because of the architectural styles but because of the homes and the people who lived in them. He wanted to make sure the virtual tour highlighted the City founders.

Avila asked the Board to brainstorm ideas for educational materials. She noted that the WLHS suggested welcome packets for new owners of historic properties, a kiosk on Main Street, and QR code materials. Schreiber supported the idea of welcome packets for new owners and the kiosk.

Avila will come back on the Board in January with an outline for educational materials.

7. Work Session: End of Year Report to Council

Staff Liaison Floyd provided information on the year-end reporting process. The HRB should consider questions or feedback for the City Council, accomplishments, challenges, and priorities for 2022. He will send the previous report to members as an example.

8. Work Session: Historic Review Code Update

Staff Liaison Floyd gave a brief recap on the Historic Review Code update. He noted that the HRB seems to be comfortable on Chapter 25 and 58 Code changes except for demolition-by-neglect. He suggested that the demolition-by-neglect issue may be a bit of scope creep for the Code update. The Code update goal is to clarify process and standards. Demolition-by-neglect is more of a code enforcement issue and proposed changes may affect other chapters of the Code. He suggested that this issue be better tackled as part of a broader look at the city's code enforcement. However, Floyd has made preliminary investigations with adjacent cities and SHPO.

Floyd noted that the outstanding issues for Chapter 58 amendments were updating awning regulations and period design standards for historic bungalows.

The current awning standard requires awnings to cover the sidewalk, but since Main Street has been redesigned with extra-wide sidewalks, the regulations need to be reevaluated.

The issues related to the period design standards stem from the Code being structured around maintaining a specific historic period and building typology. Board members expressed concern about only three of the eight bungalows within the Willamette Falls Commercial Design District being specifically listed and protected. The current design exception is narrow and pushes the Western False Front architectural style redesigns. Staff drafted new exception language that would create third criteria for out-of-period structures that had their own merits to prevent the demolition of the buildings.

Floyd recommended moving forward with the current code amendments with work sessions and addressing the two remaining issues in a subsequent code amendment package. Chair Schreiber agreed that Chapter 25 is ready for work sessions with interested parties. He thought that there might be push-back on Chapter 58 for things that are not addressed. However, he is not opposed to the approach. He noted that communication of the strategy would be important. He noted that developers might push forward before the changes are adopted. Schreiber wanted neighbors' input on the awning standards.

Erwin agreed with keeping Chapters 25 and 58 together as a Code package for work sessions. He suggested a catch-all preservation criteria in Chapter 58 for the district. Floyd replied that he would investigate options for this approach.

The Board decided to conduct a walking tour of Main Street to evaluate issues.

9. Items Of Interest From The Board

Chair Schreiber noted that the National Asbestos Board reached out to the West Linn Historical Society to present to homeowners on asbestos abatement.

Chair Schreiber noted that John Klatt passed away recently. Mr. Klatt was involved in many things in the City and completed early research on Historic City Hall. Erwin responded that he should be honored at the Historic City Hall National Register dedication ceremony.

10. Items Of Interest From Staff

Floyd noted that the HRB would have some quasi-judicial hearings in the spring.

11. Adjourn

Chair Schreiber adjourned the meeting at approximately 8:21 pm.