



**HISTORIC REVIEW BOARD
Draft Meeting Notes of March 15, 2022**

Members present: Danny Schreiber, Chris Owens, Scott Erwin, Tom Watton, David Taylor, John Steele and James Manning
Public Present: Tim Tofte, Jessica Iselin, Jody Carson
Staff present: John Floyd, Associate Planner, Lynn Schroder, Administrative Assistant, Bill Monahan, City Attorney

1. Call To Order and Roll Call

Chair Schreiber called the meeting to order at 6:07 pm.

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

None.

3. Public Hearing: [West Linn Saloon Class II Design Review \(DR-22-01\) and Sign Permit \(SGN-22-04\)](#)

Chair Schreiber introduced application DR-22-01/SGN-22-04, a Class II Historic Design Review and Sign Permit at 1731 Willamette Falls Drive. Schreiber explained the hearing procedures provided in CDC Chapter 99.170 and opened the public hearing.

City Attorney Monahan addressed legal standards and appeal rights. The substantive criteria that apply to the proposal are in Chapters 19, 25, 52, 58, and 99 of the Community Development Code (CDC).

City Attorney Monahan addressed Historic Review Board conflicts of interest, ex parte contacts, site visits, and challenges. Member Schreiber declared that he drives by the property regularly. He also stated that Jessica Iselin, the applicant's consultant, contacted him as a representative of the West Linn Historical Society to obtain historic information on the site. He stated that they did not speak about the application. No other Member declared a conflict of interest, bias, or ex parte contact.

City Attorney Monahan asked if there were any challenges to the Historic Review Board's jurisdiction, ex parte contact, or impartiality in hearing the matter. No public member challenged or objected to the Members' ex parte contact, jurisdiction, or impartiality on the application.

Associate Planner John Floyd presented the staff report. The applicant proposed to modify the street-facing façade of the West Linn Saloon. The building was constructed circa 1915 in a Western False Front style. Neither staff nor the applicant could locate historic photos of the building to determine its original condition. The front façade has three different types of wood siding. The condition and style of the center lower portion suggest this part of the facade has been altered over time.

The proposed modifications are:

- Relocation/expansion/inset of middle entrance.
- Replacement of existing awning with two smaller awnings centered above entrance doors.
- Replacement of front façade siding with wood or fiber-cement
- New parapet cap

- New sign and associated lighting
- New paint colors. The side façade would be painted to match the front.

The alterations intend to clean up the front façade by emphasizing the verticality of the western false front, regularizing the siding into a uniform appearance, and making the entrances more identifiable. To create a consistent look for the siding, the applicant would choose one of the three existing wooden siding styles and spread that across the front or replace all the siding with James Hardie Aspyre Collection fiber-cement siding.

Members asked clarifying questions about the proposed awning and awning standards.

Time Tofte and Jessica Iselin presented for the applicant. Iselin noted that the West Saloon is expanding to the adjacent space and is seeking to create a unified façade. The current building code necessitates larger exit doors. The awning needs to be replaced. Creating two awnings helps define the entryway and define the building. The applicant presented two options for siding replacement:

Option 1: Retain the existing wood drop siding or wood v-groove siding and remove all other siding variations. Install new wood siding to match the existing profile if a match is available. Joints would be staggered, sanded, and caulked to minimize visibility. Existing wood trim would be re-used as feasible, or new wood trim to match the existing sizes and profiles would be installed.

Option 2: Remove all wood siding and replace it with new 5/8" thick Fiber-Cement Artisan Bevel Channel or V-Groove siding. Cut sheets for this material are provided with the application. Existing wood trim would be reused as feasible or new matching wood trim to be installed.

Chair Schreiber noted that the code emphasizes the retention of existing materials. Erwin considered choosing one siding to retain and matching the new siding. Tofte responded that reusing old siding is problematic. Additionally, trying to match the old siding would be cost-prohibitive. Manning Tofte agreed to use cedar siding in the front if the HRB specifies it.

Member Erwin preferred a single awning the entire length of the building to provide cover for pedestrians. Iselin responded that a continuous awning would emphasize that the existing siding is not level. She felt it would look better with all new siding on the front.

Floyd noted that siding replacement for all sides of the building requires design review. Replacement of the siding on the side and rear was not part of this application. To replace the side and rear siding, the applicant would need to amend the existing application or submit a new application.

Jody Carson testified on behalf of Historic Willamette. She supported the project but was concerned about the historical appropriateness of the can light above the front door. She requested that wood siding be used instead of cement board.

Chair Schreiber closed the public hearing. The Historic Review Board deliberated on the project.

Schreiber preferred to retain existing siding to maintain historical integrity. He supported a continuous awning.

Watton preferred cleaning up the three different sidings on the front facade. He thought the existing siding was too damaged to preserve. He supported replacement with higher-end concrete siding.

Manning questioned the feasibility of the existing siding. For symmetry, he supported replacement with period-correct siding.

Owens supported siding replacement because the existing siding was too damaged to repair. He noted that the HRB could not determine which of the three sidings is original.

Erwin stated the oldest wood could be reused in another way.

Steele supported the replacement of the siding.

Schreiber expressed concern over the structural integrity of the building being compromised by the removal of the siding all at once. Manning and Steele agreed. Steele proposed a condition to require the applicant to take measures during construction to prevent the building from collapsing during the siding removal.

Chair Schreiber reopened the public hearing to discuss a proposed condition regarding the structural integrity of the building during the removal of siding.

Tim Tofte testified that he would agree to a stipulation to take measures to ensure that the building does not collapse when the siding is removed. Iselin testified that part of the interior improvements would provide lateral support to the building. She was concerned about stipulating the means for the structural improvements to the building because such a condition would be outside the jurisdiction of the HRB.

Floyd stated that Chapter 25.130- demolition by neglect could be applied to address the matter. The HRB could require a structural engineer report on the issue.

Chair Schreiber closed the public hearing.

John Steele moved to continue the hearing to April 19, 2022 and keep the record open regarding structural stability during construction. David Taylor seconded. **Ayes: Schreiber, Erwin, Taylor, Manning, Owens, and Steele. Nays: Watton. Abstentions: None. The motion passed 6-1-0.**

4. Items Of Interest From The Board

Chair Schreiber announced that the West Linn Historical Society had published its first magazine.

5. Items Of Interest From Staff

Floyd announced that the Food Cart approval goes in front of the PC on March 16, 2022. He updated the HRB on the upcoming legislative process for the Chapter 25 and 58 code amendments. He noted potential forthcoming projects.

Administrative Assistant Schroder updated the Board on the CLG grant projects.

6. Adjourn

Chair Schreiber adjourned the meeting at 8:15 pm.