

General Historic Resources Survey

1. Do you think that the current Historic Landmarks and Historic District chapters of the Community Development Code adequately address the protection of historic resources?

	Number	Percent
Strongly agree	3	15%
Somewhat agree	7	35%
Not sure	7	35%
Somewhat disagree	3	15%
Strongly disagree	0	0%

2. If you are a historic property owner or contractor, do you know what projects require review?

	Number	Percent
Yes	13	72%
No	3	17%
Not sure	2	11%

3. If you selected "Not sure," please describe

Left Blank	19
User entered value	2
Average submission length in words (ex blanks)	13

Responses:

not a historic property owner

I am not even sure if my house is "historic"... I've only heard anecdotes about what requires review and what doesn't.

4. What is the best way for you find out more about the City's historic review requirements?

	Number	Percent
Call or talk with planning staff at City Hall	10	42%
City website	9	38%
Architect/Contractor	1	4%
Neighbor	1	4%
Other	3	13%

5. If you selected "Other," please describe

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User entered value	3
Average submission length in words (ex blanks)	13.33

Responses:

Definitely not ask the city - conflicting info. Not sure who else to talk to

We are the city.

Send me a pamphlet describing the code in plain English, with a web link where I can read the actual code.

6. Which of the following projects do you think presently require review?

	Number	Percent
Rear addition	17	85%
Siding replacement	18	90%
Window replacement	13	65%
Porch repair using like materials and design	9	45%
Weather stripping	1	5%
Painting the exterior of the house	5	25%
Installing a new fence	6	30%
Adding a skylight	12	60%

7. Which of the following projects do you think should require review?

	Number	Percent
Rear addition	11	55%
Siding replacement	16	80%
Window replacement	12	60%
Porch repair using like materials and design	8	40%
Weather stripping	1	5%
Painting the exterior of the house	5	25%
Installing a new fence	4	20%
Adding a skylight	7	35%

8. Do you think the historic review process is reasonable and easy to understand?

	Number	Percent
Strongly agree	1	5%
Somewhat agree	7	35%
Not sure	4	20%
Somewhat disagree	5	25%
Strongly disagree	3	15%

9. Do you think the historic review process should be more restrictive to better protect the historic integrity of the historic district and landmarks?

	Number	Percent
Yes	4	20%
No	16	80%

10. Do you think the historic review process should be less restrictive to ease the burdens it places on property owners?

	Number	Percent
Yes	11	55%
No	9	45%

11. Do you think the historic review process appropriately balances the desire to protect the historic integrity of the historic district and landmarks with the burdens it places on property owners?

	Number	Percent
Yes	7	35%
No	12	60%

12. Do you think the City needs to streamline the historic review process?

	Number	Percent
Yes	17	85%
No	3	15%

13. What changes to the code and its administration would you like to see, if any?

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User entered value	12
Average submission length in words (ex blanks)	91.08

Responses:
See attached.

14. What are the most important elements to consider on infill residences? Choose up to three.

Height	8
Architectural style	17
Massing/size	13
Roof pitch and form	5
Color	2
Setbacks	11
Location	0
Footprint/lot coverage	12

15. If you selected "Other," please describe

Left Blank	20
User entered value	1
Average submission length in words (ex blanks)	10

Response:
Allow modern, historic appearing materials on new homes (and old)..

16. An accessory structure is one other than the primary structure on the site (such as a detached garage for a residence). What are the most important elements to consider on accessory

Height	9
Architectural style	16
Massing/size	10
Roof pitch and form	3
Color	1

Setbacks	9
Location	8
Other	2

17. If you selected "Other," please describe

Left Blank	19
User entered value	2
Average submission length in words (ex blanks)	15

Responses:

If this is a new build, these are important to consider to match the nature of other garages in the neighborhood.

proportion of lot footprint and planned use, for example.

18. An accessory dwelling unit is one that is attached or detached and is secondary to the primary dwelling unit. What are the most important elements to consider on accessory dwelling units? Choose up to three.

Height	7
Architectural style	17
Massing/size	11
Roof pitch and form	4
Color	1
Setbacks	7
Location	6
Other	2

19. If you selected "Other," please describe

Left Blank	18
User entered value	3
Average submission length in words (ex blanks)	17

Responses:

See other comment about current non-historic setback requirements of our Code with regard to accessory structures.

Setbacks should not be an issue. Many historic homes violate the setback guidelines.

proportion of lot footprint. Renting is fine, but a lot shouldn't be able to be turned in to a mini apartment complex.

20. What are the most important elements to consider on additions? Choose up to three.

Height	3
Architectural style	18
Massing/size	9
Roof pitch and form	6
Color	0
Setbacks	8
Location	5
Other	2

21. If you selected "Other," please describe

Left Blank	19
User entered value	2
Average submission length in words (ex blanks)	12

Responses:

Does this improve the value and historical architecture of the neighborhood?
Setbacks should not be an issue. Many historic homes violate the setback guidelines.

22. Do you have additional ideas or recommendations for the project or regarding West Linn's historic resources?

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User entered value	7
Average submission length in words (ex blanks)	99.14

Responses:

See Attached.

23. Where do you live?

	Number	Percent
Willamette Historic District	13	65%
Historic Landmark	3	15%
Other	4	20%

24. If you selected "Other," please describe

Left Blank	16
User entered value	4
Average submission length in words (ex blanks)	5.6

Responses:

Just outside the historic district.
20725 Willamette Dr
Across the river from Fields park
I do not live in a historic landmark or in the Willamette Historic District.

25. E-mail address

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User entered value	20
Average submission length in words (ex blanks)	3.1

Question 13

As a resident of Old Willamette we do appreciate what the Historic Review Board does for our community. However, the process of approval really takes way too long and has become too expensive. Does it really need to take months to approve or deny historic improvements to our homes? I do feel that it should take less time to process a request, be less expensive to get permits and easier to understand the process and regulations. The process seems to have become a little rigid and unfriendly. Thanks for your hard work! Now lets all take a deep breath and smile and not take ourselves too seriously:)

The code and the staff enforcing the code need to be reasonable about the fact that people have to live/function in these buildings, and the people utilizing these buildings do not grow money trees. By taking a hard-line approach to the renovation of these buildings, all we are doing is giving people more reason to bulldoze/demolish these structures. The city would be doing these structures more justice by educating city staff about building practices and materials that offer more affordable and practical alternatives than simply requiring what is pretty regardless of cost.

In regards to the code, it has been very difficult to have the city code not be on the same page as the historical code. There are several points where the historical code conflicts with the city of West Linn code leaving any home owner very confused.

It's also a very lengthy process to submit something and be approved to do work on your own property. I think streamlining this process would be a great idea. I had no idea how much of a process this was until I decided I wanted to make some improvements to my home. As I went through the process and talked to my neighbors, they seemed very unaware and surprised by how difficult this can be. It's difficult on home owners, and I wonder if some people choose not to make improvements due to all the steps/difficulty of the process.

I would like to see the code allow remodels that benefit the homeowner, the neighborhood, and the character of the historic community. There are a mix of homes in the area, and a few that present wonderful examples of well done remodels with the architecture as the first priority. I believe the architecture of my home would be greatly improved with a rear remodel, as it had an odd ball addition done many years after the original structure was built.

While we need to preserve this area, we also need to make sure that new people and families can move in and grow here to continue to improve the area. If homeowners have tight limiting restrictions on them, it's more likely that they will move and the neighborhood will loose stability, have rental homes, and there will be less of an investment here.

We need to find more balance in the code that allows for reasonable remodels and improvements while enhancing the character and architectural style of homes. Massing, roof pitch, setbacks, and footprint all fall under the umbrella of what I believe is the most defining characteristic- architectural style.

The massing requirement needs to be reassessed. The process for non conforming structures could be streamlined

Ease up on accessory dwellings. Most recent changes were too restrictive and based upon some residents' desires to make it unrealistic to add accessory dwellings. Limiting accessory dwellings to the center of the rear yard is an inefficient use of 50-foot wide lots and would result in little usable rear yard area. Historically, outbuildings in Willamette were not all centered in rear yards - they tended to be offset. Look at the old Pittman fire maps for guidance. Why should we now create a historical physical design pattern which did not previously exist in Willamette.

Allow modern materials which appear historically accurate - like paintable cementitious lap siding and trim, composite porch deck, etc.

Allow for more adjustment depending on individual projects, locations, and other factors. Blanket rules do not apply for all homes or locations and are often too restrictive for all. Apply some teeth for the code...fines and penalties to home owners or builders who violate the code!

I think providing more consultation to property owner on what is possible to do within the code prior to an application being filed. The current process is regulatory based with the pre-app conference, if folks could have a consultation before starting their planning I think many potential issues could be resolved.

Common sense, respect of the residents of West Linn who have a living history and historical knowledge of their neighborhood.

I understand why vinyl windows aren't considered "historically appropriate" but we have to accept that technology has changed. Wood windows are insanely expensive and have short life spans. We need to accept that we aren't living in the past, and along with running water/plumbing, indoor bathrooms, and electricity, windows are different now. We need code that allows these homes/buildings to be modernized without requiring prohibitively expensive materials. Vinyl or other similar windows aren't the end of the world.

I do not see why the process shouldn't be the same for everyone regardless of if their home is historic or not. It seems as though any resident who needs a permit should be asked the same questions. Changes to any home should have to stay true to its architectural design. It seems inherently unfair to hold my neighbors with historic homes to a different standard than myself.

I think the major aspects of the code address the most important features to protect in the historic district, I think the massing regulation is possibly in need of review and may be too restrictive for many homes that could potentially want to add space. I think the set backs should be reviewed and revised, I think the alley should be taken into account when we look at the set back for the rear of the homes in the historic district. The alley provides at least 10' of buffer in the back and 20' set backs with homes that are on an alley may be too restrictive.

I'd just like to know more about it... No one really informed me about it either way, so I just have kind of a vague understanding that it exists. I'd love to get, like, a reference booklet or pamphlet that I can read and store for reference with my other homeowners' documents.

Question 22

We need to embrace the fact that back in the day not all houses conformed to the rules we are enforcing now. A really great resource that the city could provide is to start whatever process is necessary to ensure that people understand that a property has been designated as "historically sacred" by the city before buying a house/property.

Thanks you for sending out this survey. I have found that most people who live in the neighborhood are not involved or aware of most of the code, the process or the limitations. I hope that through the survey more people become aware and have the opportunity to voice their opinion about the new code that will be set in place. It would be helpful if you kept homeowners updated about the decisions being made for our community.

The Code should protect real historic character, not an imagined historic character; nor should the Code be used as an exclusionary tool such as the recent Code changes that discourage accessory dwellings by the use of setbacks which were suggested by some trying to exclude accessory dwelling units. The Code should allow flexibility with regard to materials and setbacks as long as the end result is historically accurate. Also, the regulation requiring bumpouts or fenestration on walls over 400 sq. ft. would not be satisfied by many historic homes in Willamette - eliminate this fictitious "historic" requirement.

City employees should be knowledgeable about practical application of code. There may be multiple products or practices that can be used to arrive at a complying structure. It should not be the job of the owner to teach city employees about what is out there. Wealthy people aren't typically the ones who buy these historic homes. Many owners are on seriously restricted budgets and can't afford the most expensive products (windows/siding/etc) on the market. Give us a break! We are stuck with all these rules, headaches, and added costs and get nothing to offset it. Not everyone qualifies for the state program for tax breaks. There are no real incentives to restore these homes (cheaper loans is NOT incentive). Maybe help us out for putting in the work and cost of saving these places! Also, it doesn't motivate me to be part of the process when my application to be on the committee is denied due to "too much interest" but then ads go out everywhere saying you still need people for the

West Linn is not Oregon City. Unlike the McLoughlin district where there were a lot of nice historic homes, many of the homes in West Linn were old farmhouses that have not survived in their original state with no alteration. West Linn has no record of what these homes originally looked like (Oregon City has tons of historic photos). Not only do we not know what these homes originally looked like, most of the original gingerbread or other detailing has been removed. We aren't dealing with pristine specimens of historic architecture, so we need to stop acting as if they are. Just be realistic. In addition, the two neighborhoods with the most historic homes (Willamette and Bolton) are the most neglected/ignored by the city. Those of us with historic homes are forced to pay for an expensive review process that demands ridiculously expensive materials, yet our streets are crumbling, street parking surfaces are left as gravel/mud, and our storm water is transported via "bubblers" which is a fancy way of saying that our storm water floods along the street on top of the road because the city won't deal with it. If you can't cross the street without being ankle deep in water and mud, how will you enjoy the historic walking tours you must be planning, because that is the only reason I can imagine you impose all of these restrictions.

Rather than making more rules, the city should make less rules and focus on doing their current job better. From what I can tell, the city does not need to be making more work form themselves or the citizens.

Without knowing enough about the status quo, I can't really say.
