



CITY OF
**West
Linn**

Historic Code Amendments Technical Committee

January 12, 2012



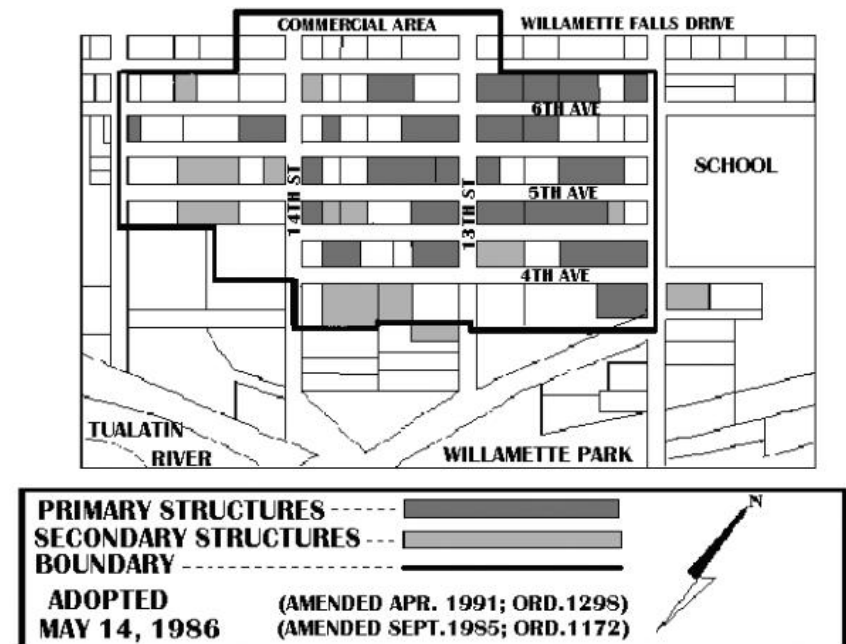
Local Designations

- ◆ **Willamette Historic District** established as a local historic district with the adoption of a newly codified CDC in 1981.
- ◆ An **historic district** is a geographically definable area with a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development.
- ◆ Districts typically have **contributing** and **non-contributing properties**. Contributing properties generally are from the period of significance and add to the historic character or architecture of the district. Non-contributing properties may have been built outside the period of significance or have significant alterations that affect their integrity.

Willamette Historic District



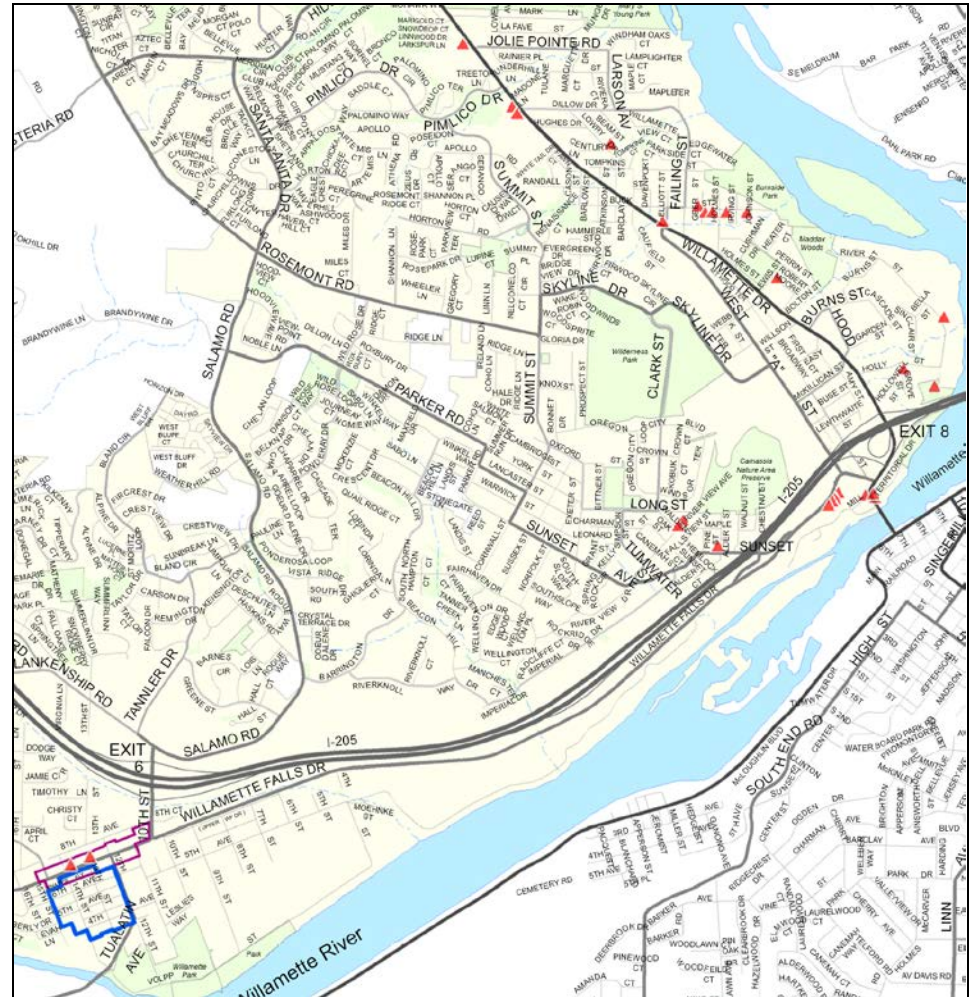
- Criteria in Chapter 25 of the CDC
- About 80 properties
- Most constructed in the early 20th century
- Mostly residential, some commercial properties. This project is generally looking at residential structures.
- Some infill development



Local Landmarks



- 29 properties designated as **local landmarks** in 1990.
- An **historic landmark** is a property that is individually designated. This is typically due to its architecture or history.
- Listing and criteria in Chapter 26 of the CDC
- 2 moved, 1 burned, several altered





National Register Listed Properties

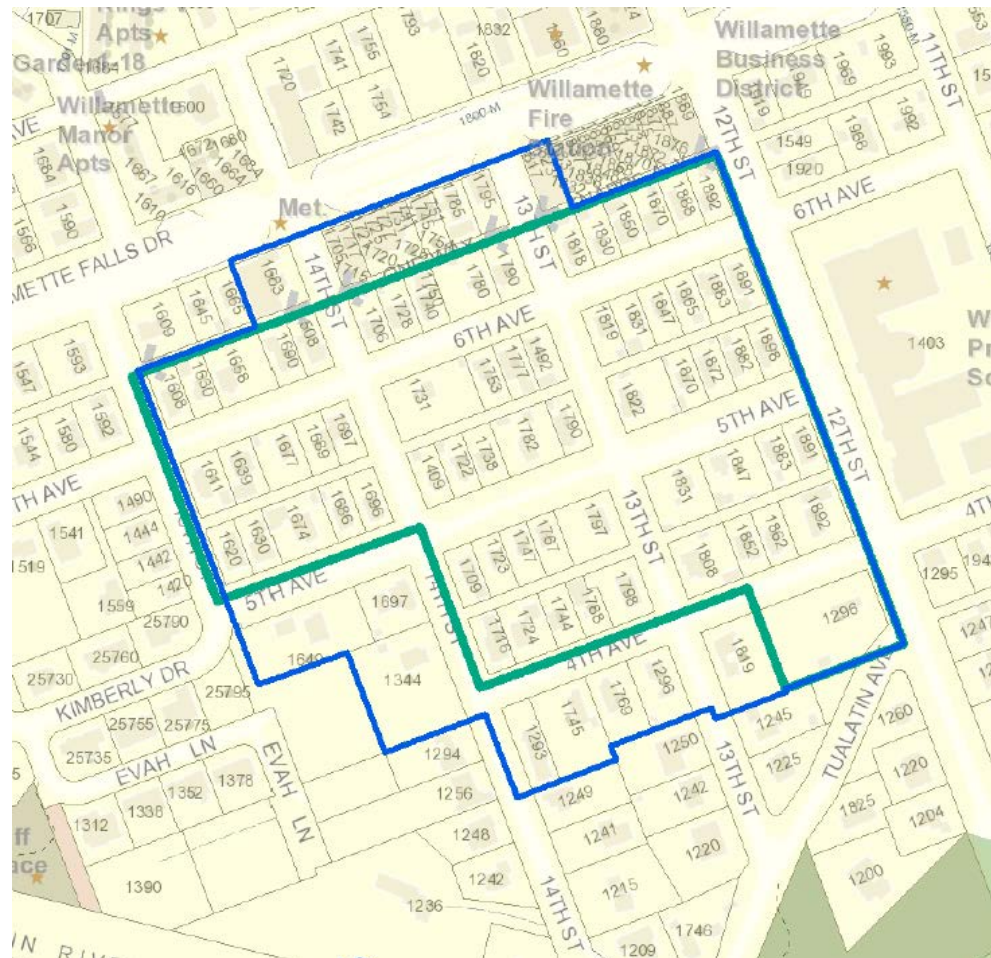
- ✦ The **National Register** is the official list of the Nation's historic places worthy of preservation.
- ✦ Properties listed on the National Register as historic districts and individually.
- ✦ **Willamette Falls Neighborhood Historic District** listed on the National Register of Historic Places in November 2009. The NR district is smaller than the local district, but encompasses many of the same buildings.
- ✦ The **individual** National Register listings not within the WFNHD are the Oregon City-West Linn Bridge, Willamette Falls Locks, and the **Lewthwaite-Moffat House**.

Willamette Districts



Local Willamette
Historic District

National Register
Willamette Falls
Neighborhood Historic
District



Local Regulations



- ✦ The City can have regulations for properties that are designated as historic.
- ✦ The City's regulations apply to locally designated properties and, by state law, to properties listed on the National Register of Historic Places.
- ✦ The local regulations are in the Municipal and Community Development Codes.



Powers & Duties – Chapter 2 of the Municipal Code

- Designate and protect historic resources (as permitted by state and local law)
- Advise interest groups and others regarding West Linn's history
- Provide materials and info on historic resources
- Evaluate the City's historic resources
- Maintain and update a historic inventory
- Make recommendations to the Planning Commission and City Council regarding proposed code amendments
- Develop incentives and programs to assist the community with the preservation of historic resources (with Council approval)
- Develop guidelines to illustrate and clarify code regulations (with Council approval)



Approval Authority – Chapter 99 of the CDC

- ❖ Quasi-judicial body
- ❖ Approval authority for many design review projects
- ❖ Decisions can be appealed to the City Council
- ❖ Review authority for some projects (generally Ch. 58)
- ❖ Can recommend designation of additional landmarks and districts
- ❖ Review authority for legislative amendments
- ❖ Grants, guidelines, incentive programs, etc. require Council approval



What are West Linn's Historic Resources?

- Willamette Historic District
- Local Landmarks

Stick Style



- Built before 1900
- Steeply pitched gable roofs
- Decorative trusses
- Stickwork that mimics half-timbering



1862 4th Avenue

1892 4th Avenue



Queen Anne



- Popular in the Willamette Valley from about 1880-1905
- Asymmetrical massing
- Steeply pitched roofs
- Wrap-around porches
- Few flat walls – bay windows, towers, insets, and projections were common



1798 4th Avenue

1831 5th Avenue



Bungalow/Craftsman Bungalow



- Popular in Oregon from about 1900-1925
- Most popular style in district
- Related to the English Arts and Crafts movement
- Simpler and more open than Victorian era residences
- Low pitched roof
- Exposed eaves
- Decorative rafter tails and brackets
- Tapered porch posts

1709 5th Avenue



1706 6th Avenue



Colonial Revival



- Revived interest in Colonial era style
- First started to appear around 1900
- Symmetrical, often 2 stories
- Accentuated front door
- Pilasters or sidelights were common



1747 5th Avenue

Neo-traditional



1891 6th Avenue



1639 6th Avenue



Vernacular



- Can include many types of structures
- Simpler forms than most buildings with an architectural style
- Often some of the earliest structures

1562 Buck Street



Institutional/Multifamily



22825 Willamette Falls Drive



22840 Willamette Falls Drive



English Cottage/Tudor Revival

- ❖ c. 1910-1940
- ❖ Asymmetrical plan
- ❖ Steep gables
- ❖ Decorative half-timbering
- ❖ Stone trim
- ❖ Narrow, multi-paned and grouped casement windows
- ❖ Tudor arches



5797 Robert Moore Street

Mediterranean Revival



- ❖ c. 1915-1950
- ❖ Low elongated massing
- ❖ Low pitched roof, often tile
- ❖ Hipped roof with shallow eaves
- ❖ Stucco wall finishes
- ❖ Casement windows



20375 Willamette Drive

Colonial Revival



- Local landmark
- Likely NR eligible
- Revived interest in Colonial era style
- First started to appear around 1900
- Symmetrical, often 2 stories
- Accentuated front door
- Pilasters or sidelights were common



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🍃 Questions?