



Melding for Efficiency and Clarity: A Proposed Outline for West Linn's Historic Code

CHAPTER 2X HISTORIC LANDMARKS AND DISTRICTS

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BACKGROUND – UNIVERSAL

PURPOSE

WHERE THESE REGULATIONS APPLY

SECTIONS _____ APPLY TO HISTORIC DISTRICTS

SECTIONS _____ APPLY TO INDIVIDUAL LANDMARKS

APPLICABILITY MATRIX				
	Individual Landmarks	District Contributing	District Non Contributing	Not in Period
Section...				
Section...				
Section...				
...				

sample matrix

TYPES OF HISTORIC RESOURCE DESIGNATIONS

Individual Landmarks

A building, structure, object that retains and exhibits sufficient integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. Individual landmarks have been recognized for their significance through either a local or national designation process.

Other designations within historic districts

Eligible/Significant: A building, structure, object, or site originally constructed within the applicable period of significance that retains and exhibits sufficient integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties strengthen the historic integrity of an existing or potential historic district, and are likely individually eligible for listing in the Local Landmark Register.

Eligible/Contributing: A building, structure, object, or site originally constructed within the applicable period of significance that retains and exhibits sufficient integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties strengthen the historic integrity of an existing or potential historic district.

Non-Contributing: A building, structure, object, or site originally constructed within the applicable period of significance that does not retain or exhibit sufficient integrity (location, design, setting, materials, workmanship, feeling, and association) to convey a sense of history. These properties do not strengthen the historic integrity of an existing or potential historic district in their current condition.

Not in Period: A building, structure, object, or site that was originally constructed outside the applicable period of significance.

Not in Period Contributing structures. Structures (i.e., bungalows, etc.) built after 1925 in the Old style.

Not in Period Noncontributing structures. Structures built after 1925 in styles that are generally incompatible with area architecture; for example, a 1955 ranch style home .

PERMITTED USES

CONDITIONAL USES

DESIGN MODIFICATIONS THAT ENHANCE HISTORIC RESOURCES

MODIFICATIONS APPROVAL CRITERIA – STANDARDS

MODIFICATIONS APPROVAL CRITERIA - DESIGN GUIDELINES

THRESHOLDS FOR HISTORIC DESIGN REVIEW (WITH REFERENCES TO CHAPTER 99)

INDIVIDUAL LANDMARKS

CRITERIA APPLICABILITY MATRIX			
Elements	CLASS I	CLASS II	ADVISORY

sample matrix

HISTORIC DISTRICT

CRITERIA APPLICABILITY MATRIX			
Elements	CLASS I	CLASS II	ADVISORY

sample matrix

EXEMPT FROM HISTORIC DESIGN REVIEW

(i.e.: fences, trees, replacement with comparable materials)

REVIEW PROVISIONS

HISTORIC DESIGN REVIEW

INDIVIDUAL LANDMARK

ALTERATION OF A HISTORIC LANDMARK

CRITERIA APPLICABILITY MATRIX			
	Windows	Doors	
Standard 1			
Standard 2			
Guideline 1			
Guideline 2			

sample matrix

STANDARDS

DISCRETIONARY APPROVAL CRITERIA

(FOR EACH CRITERIA/GUIDELINE)

PURPOSE

CRITERIA

ADDITIONS TO A HISTORIC LANDMARK

CRITERIA APPLICABILITY MATRIX			
	Windows	Doors	
Standard 1			
Standard 2			
Guideline 1			
Guideline 2			

sample matrix

STANDARDS

DISCRETIONARY APPROVAL CRITERIA

(FOR EACH CRITERIA/GUIDELINE)

PURPOSE

CRITERIA

ACCESSORY STRUCTURES

STANDARDS –

DISCRETIONARY APPROVAL CRITERIA

(FOR EACH CRITERIA/GUIDELINE)

PURPOSE

CRITERIA

WITHIN A HISTORIC DISTRICT

ALTERATIONS

CRITERIA APPLICABILITY MATRIX			
	Windows	Doors	Etc.
Standard 1			
Standard 2			
Guideline 1			
Guideline 2			

Sample matrix

CONTRIBUTING STRUCTURES

STANDARDS –
 DISCRETIONARY APPROVAL CRITERIA
 FOR EACH CRITERIA/GUIDELINE)
 PURPOSE
 CRITERIA

NON CONTRIBUTING STRUCTURES

STANDARDS –
 DISCRETIONARY APPROVAL CRITERIA
 FOR EACH CRITERIA/GUIDELINE)
 PURPOSE
 CRITERIA

ADDITIONS

CRITERIA APPLICABILITY MATRIX			
	Windows	Doors	
Standard 1			
Standard 2			
Guideline 1			
Guideline 2			

sample matrix

CONTRIBUTING STRUCTURES

STANDARDS –
 DISCRETIONARY APPROVAL CRITERIA
 FOR EACH CRITERIA/GUIDELINE)
 PURPOSE
 CRITERIA

NON CONTRIBUTING STRUCTURES

STANDARDS –
 DISCRETIONARY APPROVAL CRITERIA
 FOR EACH CRITERIA/GUIDELINE)
 PURPOSE
 CRITERIA

NEW DEVELOPMENT WITHIN A HISTORIC DISTRICT

CRITERIA APPLICABILITY MATRIX			
	Windows	Doors	
Standard 1			
Standard 2			
Guideline 1			
Guideline 2			

sample matrix

GENERAL

STANDARDS

DISCRETIONARY APPROVAL CRITERIA
(FOR EACH CRITERIA/GUIDELINE)

PURPOSE

CRITERIA

ACCESSORY STRUCTURES

STANDARDS –

DISCRETIONARY APPROVAL CRITERIA
(FOR EACH CRITERIA/GUIDELINE)

PURPOSE

CRITERIA

OTHER REVIEW PROCEDURES

DESIGNATION

APPROVAL CRITERIA

REMOVAL OF A HISTORIC LANDMARK DESIGNATION

APPROVAL CRITERIA

RELOCATION OF A HISTORIC LANDMARK

WITHIN A HISTORIC DISTRICT

APPROVAL CRITERIA

ELSEWHERE

APPROVAL CRITERIA

OTHER PROVISIONS - UNIVERSAL

APPLICATION AND SUBMITTAL REQUIREMENTS

BUILDING CODE REQUIREMENTS

DEMOLITION OF A HISTORIC LANDMARK

APPROVAL CRITERIA

(FOR EACH CRITERIA/GUIDELINE)

PURPOSE

CRITERIA

HISTORIC REVIEW BOARD (REFER TO CHAPTER 2.085.O OF THE MUN. CODE)

HISTORIC DEFINITIONS (EITHER HERE. OR REFER TO CHAPTER 2 DEFINITIONS)

SAMPLE MATRICES FROM OTHER CITIES

Table 2.

DESIGN GUIDELINE APPLICABILITY BASED ON PROPOSAL TYPE

Indicates applicable design guideline

DESIGN GUIDELINE	PROPOSAL TYPE	New Development	Exterior Alterations	Storefront Remodel	Parks and Open Areas	Sign and/or Awning
A PORTLAND PERSONALITY						
A 1 Integrate the River						
A 2 Emphasize Portland Themes						
A 3 Respect the Portland Block Structures						
A 4 Use Unifying Elements						
A 5 Enhance, Embellish and Identify Areas						
A 6 Re-Use / Rehabilitate / Restore Buildings						
A 7 Establish and Maintain a Sense of Urban Enclosure						
A 8 Contribute to a Vibrant Streetscape						
A 9 Strengthen Gateways						
B PEDESTRIAN EMPHASIS						
B 1 Reinforce and Enhance the Pedestrian System						
B 2 Protect the Pedestrian						
B 3 Bridge Pedestrian Obstacles						
B 4 Provide Stopping and Viewing Places						
B 5 Make Plazas, Parks and Open Space Successful						
B 6 Develop Weather Protection						
B 7 Integrate Barrier-Free Design						
C PROJECT DESIGN						
C 1 Enhance View Opportunities						
C 2 Promote Permanence and Quality in Development						
C 3 Respect Architectural Integrity						
C 4 Complement the Context of Existing Buildings						
C 5 Design for Coherency						
C 6 Develop Transitions Between Buildings and Public Spaces						

Table 230-1: Historic Design Review by Review Class

Activity Proposed	Review Class					
	Historic Contributing			Non-Contributing		
	Visible	Not Visible	Applicable Code Section	Visible	Not Visible	Applicable Code Section
Residential Historic Districts						
Alterations and Additions	Major	Minor	230.025(g)	Major	Minor	230.030(g)
Deck Replacement and Additions	Major	Minor	230.025 (h)	Minor	N/A	230.030 (h)
Door Replacement	Major	Minor	230.065 230.025 (c)	Minor	N/A	230.070 230.030 (c)
Door Replacement (<i>In-Kind</i>)	Minor	Minor	230.025 (c)	Minor	N/A	230.030 (c)
Fences	Major	Minor	230.025 (j)	Minor	N/A	230.030 (j)
New Accessory Structures	Major	Minor	230.025 (i)	Major	Minor	230.030 (i)
Porch Replacement	Major	Minor	230.065 230.025 (d)	Minor	N/A	230.070 230.030 (d)
Porch Replacement (<i>In-Kind</i>)	Minor	Minor	230.025 (d)	Minor	N/A	230.030 (d)
Restoration of Missing Features	Major	Minor	230.025 (f)	Minor	N/A	230.030 (f)
Retaining Walls	Major	Minor	230.025 (k)	Minor	N/A	230.030 (k)
Roof Replacement	Minor	Minor	230.065 230.025 (e)	Minor	N/A	230.070 230.030 (e)
Roof Replacement (<i>In-Kind</i>)	N/A	N/A	230.025 (e)	N/A	N/A	230.030 (e)
Siding, Exterior Trim and Minor Architectural Features Replacement	Major	Minor	230.065 230.025 (a)	Minor	N/A	230.070 230.030 (a)