

About the Project

Last year, the City began a process to revise chapters 25 and 26 of the Community Development Code (CDC) and prepare additional documents that provided guidance on the regulations. These chapters provide regulations that apply to the City's Willamette Historic District and landmark properties that are scattered around the City.

The City designated the Willamette Historic District in the mid 1980s and 29 historic landmarks in 1990. It adopted Chapter 25, Historic District and Chapter 26, Historic Landmarks of the Community Development Code to regulate these properties. Over the years, there have been some amendments to these chapters, particularly Chapter 25.



The City's CDC online.
<http://westlinnoregon.gov/cdc>

In response to concerns over infill development, especially regarding size and massing, the City amended Chapter 25 in early 2010. The initial code amendments were often referred to as "Phase I", with future amendments as a "Phase II". The City was awarded Certified Local Government (CLG) grant funding in 2011 for the "Phase II" amendments to refine these chapters and provide additional guidelines. The project may also affect related items in the Historic Areas subsection of Goal 5 in the Comprehensive Plan. The City worked with KLK Consulting to revise the existing language and staff drafted a portion of the proposed amendments.

The process for drafting these revisions was guided by a Technical Committee that reviewed documents and offered input to staff and the consultants. The Committee included representation from the Historic District, Landmark owners, Historic Review Board, Planning Commission, contractors, and realtors.

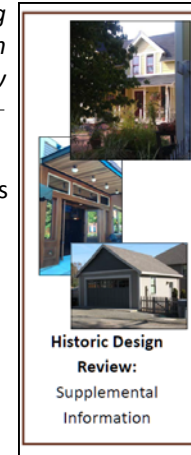
Early on in the project, property owners, residents, Technical Committee members, and members of the Historic Review Board (HRB, which serves as the approval body for changes to properties) were surveyed as to what types of amendments they wanted to see to the regulations and what kinds of review they thought was needed for various types of projects.

Staff, the consultant, and the Technical Committee used this information to draft the proposed amendments. These changes are described in several handouts. There is also a document that compares the existing and proposed codes. In addition, there are



Brochure that describes the Historic Design Review Process

Brochure providing supplemental information about Historic Design Review



two supplementary documents that explain the historic design review process when property owners and residents want to make changes to their property and another that provides supplemental information and illustrations about the proposed amendments.

At this point **the City is looking for comments from property owners and residents on the proposed amendments.**

After this review, the HRB will provide a recommendation to the Planning Commission. Following that, the Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will also hold a public hearing and determine whether to adopt the proposed amendments. Public comment will be heard at all of the meetings. All of the meetings are open to the public.

More information about historic resources in West Linn is available on the City's Willamette Historic District and landmarks from the City's website:

<http://westlinnoregon.gov/planning/historic-resources>. There is also a series of FAQs: <http://westlinnoregon.gov/planning/historic-resources-faqs>.

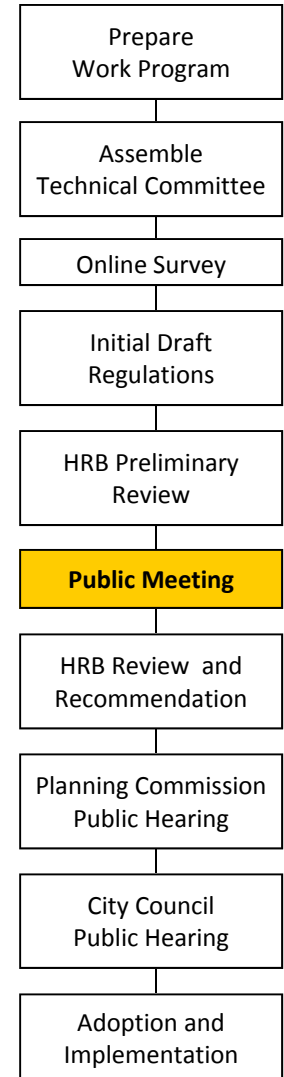


(Above Left) 6th Avenue in the Willamette Historic District



(Above Right) Landmark in the Sunset Neighborhood

Project Schedule



*Additional meetings may be scheduled as needed

Major Changes

Below is a summary of the changes in the proposed amendments. The majority of the changes are to Chapter 25, Historic District and Chapter 26, Historic Landmarks in the CDC, including consolidating these two chapters, but there are changes that affect other chapters of the CDC. The specific amendments are in the “Draft Code Amendments.”

Definitions. Adding/changing a number of definitions to clarify terms.

Historic District Map and Historic Landmarks

The boundaries of the historic district and the location of historic landmark properties would be adopted to the City’s zoning map. The adopted map would also have the classifications of properties within the historic district that notes their status as contributing, non-contributing, or not in period.



Proposed Historic District Map

Consolidating two chapters. Combining chapters 25 and 26 to a single Chapter 25. The documents “Existing Chapter 25 and Proposed Chapter 25 Comparison” and “Existing Chapter 26 and Proposed Chapter 25 Comparison” provide a side-by-side comparison of the existing and proposed chapters.

Purposes. Modify the purposes to reflect the language of the chapter and sections.

Uses. The uses on the properties are limited to the same uses permitted in the underlying zones.

Exemptions. Explicitly call out changes that are exempt from review if they meet certain specifications. The chapter also clarifies exemptions/minor alterations – many of the proposed exemptions are in the minor alterations and maintenance section of the existing code.

Class I and Class II Historic Design Review. Establish Class I and Class II Historic Design Review with a structure similar to the Class I and Class II Design Review that applies to projects reviewed by the Planning Commission. Class I projects would require notice to nearby property owners and would be decided by the Planning Director. Class II projects would require notice to nearby property owners and a public hearing for the Historic Review Board to make a decision. Previously, many of these smaller projects would have required Historic Review Board review. A few may have fallen under minor alterations and maintenance.

Underlying Zone Applicable. Underlying zoning, typically R-5 or R-10, would apply to historic properties, including those in the historic district. This includes the floor area ratio (FAR), height, and lot coverage. This is detailed in “Proposed Dimensional Requirements.”

Designation of Historic Resources. Added specific application requirements for designating historic resources.

Removal of Designation. Added specific application requirements and criteria regarding removal of a historic resource designation.

Relocation of Historic Resources. Added specific application requirements and criteria for the relocation of historic resources.

Accessory Structures. The requirements in the proposed Chapter 25 are for accessory structures and, unlike the existing code, do not specifically distinguish between accessory structures and accessory dwelling units (ADUs) in the historic district. Changing this language will require home offices or workshops to meet the same requirements as ADUs. Accessory structures and ADUs must comply with Chapter 34 and the design standards for historic resources. It also removes many of the specific window location requirements for ADUs. Issues with these would be addressed through the location, setback, and design requirements in chapters 25 and 34.

Demolition. There are several changes to the demolition section. Key changes are as follows:

- Defined as the entire removal of a structure. Less than the entire removal is an alteration.
- Sets up two levels of demolition review.
- Accessory structures and non-contributing primary structures are subject to Planning Director approval.
- Primary contributing structures are subject to Historic Review Board review.
- Added additional application requirements to demolish a historic landmark or primary contributing structure.
- Removed much of the procedural information, which is included in Chapter 99.

Building Code Requirements. Sections 25.120 and 26.070 would be removed. The language is outdated and/or included in the Oregon Structural Specialty Code, which would be applicable in these situations.

Other Changes:

- Pop-outs are not required on new construction
- Minimum 6:12 roof pitch required in the historic district, the existing is 8:12, but less is considered if appropriate for the architectural style
- Specific requirements for the following:
 - Gutters and downspouts (Section 25.070(A)(12))
 - Doors (Section 25.070(A)(16))
 - Porches (Section 25.070(A)(17))
 - Decks (Section 25.070(A)(18))
 - Public Improvements (Section 25.070(A)(20))