

**WEST LINN HISTORIC REVIEW BOARD
FINAL DECISION AND ORDER
FILE NO. DR-22-01 & SGN-22-04**

**IN THE MATTER OF A PROPOSAL FOR A CLASS II DESIGN REVIEW TO MAKE
EXTERIOR CHANGES TO A HISTORIC RESOURCE (WEST LINN SALOON) LOCATED
AT 1731 WILLAMETTE FALLS DRIVE**

I. Overview

At its meetings of March 15th and April 19th, 2022, the West Linn Historic Review Board held a public hearing to consider a request by Willamette Capital Investments to approve a Class II Design Review to make modifications to the street facing façade of the West Linn Saloon. The approval criteria are found in Chapters 19, 25, 52, 58, and 99 of the Community Development Code (CDC). The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by John Floyd, Associate Planner. Tim Tofte and Jessica Iselin presented for the applicant. After presentations, verbal testimony was received from Jody Carson on behalf of Historic Willamette. The testimony was generally in support of the project, with a specific request that wood siding be used and concern about the historical appropriateness of the can light above the front door. The Historic Review Board deliberated on the project, with several members expressing concern over the structural integrity of the building being compromised by the removal of the siding all at once. The board chose to continue the item to allow the applicant and planning staff to coordinate with West Linn Building Department staff. John Steel moved to continue the meeting to March 15th and keep the record open in the matter of structural stability during construction, with David Taylor seconding. The motion passed 6-1, with Board members Erwin, Taylor, Manning, Owns, and Steel in favor and Watton opposed.

On April 19th the hearing recommenced with staff and the applicant presenting a memorandum prepared by the project architect that contained measures to ensure the building was properly stabilized during construction. Associate Planner John Floyd stated that the Building Official had concurred with the recommendations and proposed four additional conditions of approval for the Historic Review Board's consideration. Two wood siding material samples of varying widths were also presented, with the applicant stating that the wider of the two was presently available from suppliers and the preferred option. Additional deliberation occurred regarding the size of the awnings, including the lack of a minimum width standard in the current development code. The public hearing was closed and James Manning made a motion to approve the application subject to the six staff recommended conditions in the staff report and supplemental memorandum, with David Taylor seconding the motion. The motion to approve passed unanimously.

II. The Record

The record was finalized at the March 15, 2022, hearing. The record includes the entire file from DR-22-01 et. al.

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Willamette Capital Investments.
- 3) The Historic Review Board finds that it has received all information necessary to make a decision based on the Staff Report and attached findings; public comment, if any; and the evidence in the whole record, including any exhibits received at the hearing.

IV. Findings

The Historic Review Board adopts the Staff Report for March 15, 2022, with attachments, and the supplemental staff memorandum dated April 7, 2022, as its findings, which are incorporated by this reference.

The Historic Review Board concludes that all of the required approval criteria are met subject to the following conditions of approval:

1. Site Plan, Elevations, and Narrative. Alterations to the building shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-1.
2. Replacement Siding Materials. Replaced siding materials shall be wood, as proposed in siding option 1 in Exhibit HRB-1. (See staff Findings 6, 9, 19, and 26).
3. No exterior demolition or construction may occur prior to the issuance of building permits.
4. Prior to issuance of building permits for exterior alterations, the applicant shall submit construction documents that comply with conditions 2 through 4 of the March 30, 2022 memorandum from Iselin Architects regarding structural stabilization during construction.
5. Prior to issuance of building permits for exterior alterations, the applicant shall hold a pre-construction meeting with the project architect, contractor, and representatives of the City of West Linn Planning and Building Departments.
6. The project contractor and project architect shall adhere to the phasing and oversight protocols set forth in condition 5 of the March 30, 2022 memo from Iselin Architects.

V. Order

The Historic Review Board concludes that DR-22-01 et. al. is approved based on the Record, Findings of Fact, and Findings above.



DANNY SCHREIBER, CHAIR
WEST LINN HISTORIC REVIEW BOARD

4/28/22
DATE

This decision may be appealed to the City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. This decision will become effective 14 days from the date of mailing of this final decision as identified below.

Mailed this 4 day of May, 2022.

Therefore, this decision becomes effective at 5 p.m., May 18, 2022.