

**WEST LINN HISTORIC REVIEW BOARD
FINAL DECISION AND ORDER
FILE NO. DR-22-08**

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

I. Overview

At its meetings of October 18, 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 side and rear facing façade of the West Linn Saloon. The approval criteria are found in Chapters 19, 25, 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. The Historic Review Board deliberated on the project, closed the hearing, and Christopher Owens made a motion to approve the application subject to the staff recommended conditions, with James Manning seconding the motion. The motion to approve passed 5-0 with Chair Schreiber, Scott Erwin, Christopher Owens, James Manning, and Tom Watton voting in the affirmative (members David Taylor and John Steele being absent from the meeting).

II. The Record

The record was finalized at the October 18, 2022, hearing. The record includes the entire file from DR-22-08.

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 October 18, 2022, with attachments, 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. Building Permits. No exterior demolition or construction may occur prior to the issuance of building permits.
3. Increased Construction Oversight. During construction work involving the removal and replacement of siding, the Project Architect and/or Owner will visit the site on a regular basis to observe construction and ensure that the following procedures are being followed:
 - A. Phasing of Siding Removal. Siding replacement be undertaken in multiple phases. Each phase shall include the removal of trim and siding and installation of new siding for that section, ensuring that no more than one-third of the building will be unsided at any point.
 - B. Installation of Interior Structural Upgrades Prior to Siding Removal. All interior structural upgrades currently underway, including plywood sheathing as scheduled, shall be completed prior to the removal of any exterior siding.
 - C. Reference to OSSC Chapter 33, Safeguards During Construction. Contractor to conform to the requirements of Oregon Structural Specialty Code Chapter 33, Safeguards During Construction and provide adequate temporary shoring, bracing and support of existing structural systems during construction.
4. Paint Color. The new siding shall be painted the same as the front façade, as approved in DR-22-01.

V. Order

The Historic Review Board concludes that DR-22-08 is approved based on the Record, Findings of Fact, and Findings above.



 DANNY SCHREIBER, CHAIR
 WEST LINN HISTORIC REVIEW BOARD

10/25/22

 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 26 day of October, 2022.

Therefore, this decision becomes effective at 5 p.m., November 9, 2022.