



## Memorandum

Date: August 5, 2010

To: Chris Jordan, City Manager

From: Sara Javoronok, Associate Planner

Subject: Establishment of a Historic Review Board

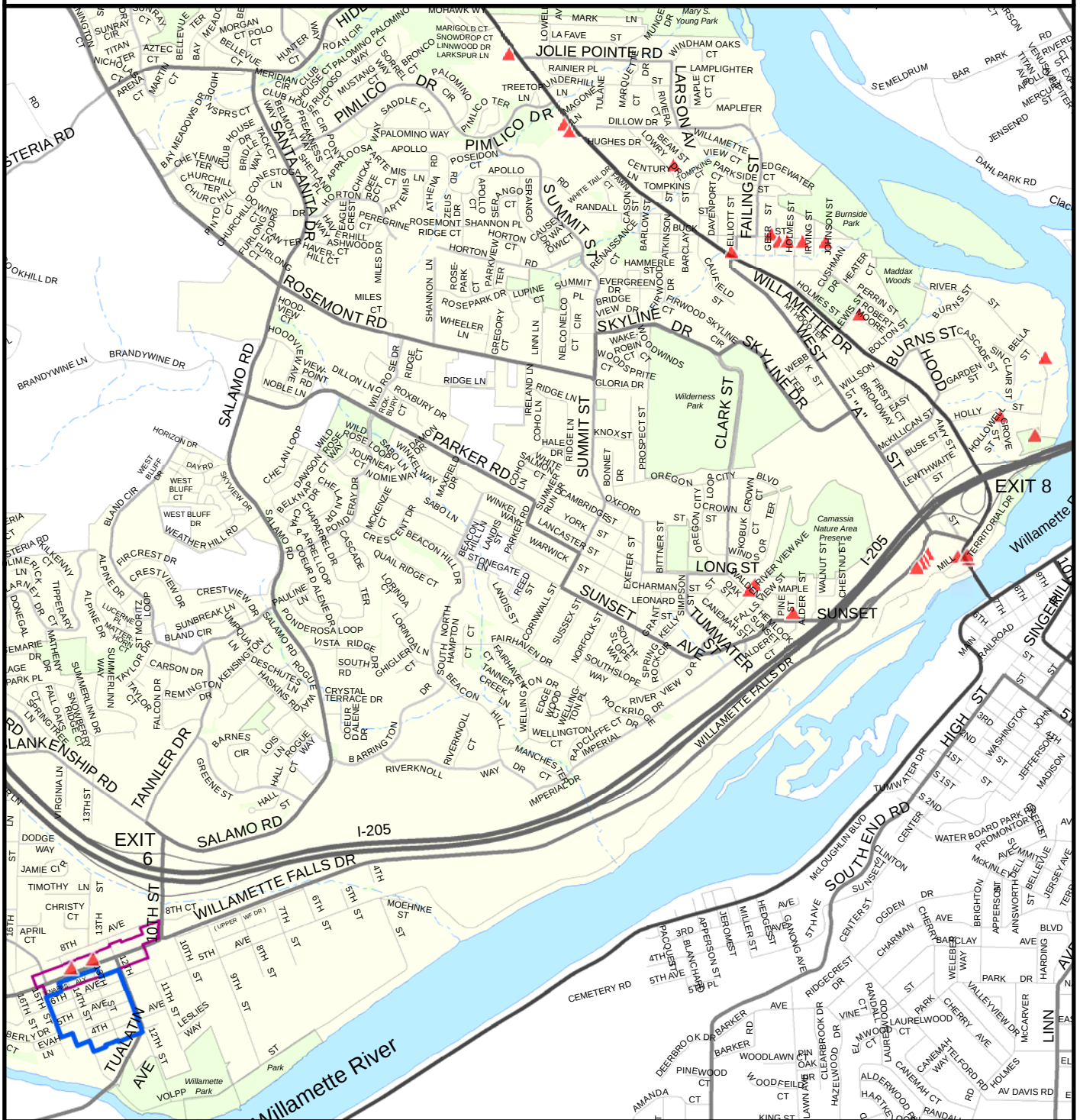
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At the August 2, 2010 work session regarding the establishment of a Historic Review Board the City Council requested maps showing the Willamette Falls Drive Commercial District, the locally designated Willamette Historic District, and the local landmarks. These areas are shown on two maps attached to this document. The "Historic Resources and Review Areas" map shows the local landmarks (red triangles) throughout the City as listed in Section 26.020 of the Community Development Code, the boundaries of the Willamette Historic District, and the boundaries of the Willamette Falls Drive Commercial District. The "Willamette Area" map shows this area in greater detail the landmarks, properties within the Willamette Historic District, and properties in the Willamette Falls Drive Historic District.

The Council also requested that the map show the properties that would be subject to Class II Design Review. Generally, Class II Design Review applies to projects and activities that require comprehensive review. There are several properties that are more likely to require Class II Design Review for a project, but whether a property requires this type of review depends on the scope of the project. This is not something that can be determined without a specific proposal. Excerpts of Chapter 55, Design Review are attached for your information.

# CITY OF WEST LINN

## Historic Resources and Review Areas



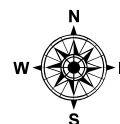
### Legend

- ▲ Historic Landmarks
- Willamette Local Historic District Boundary
- Willamette Commercial Historic Overlay Zone
- Parks & Openspace
- West Linn City Limits

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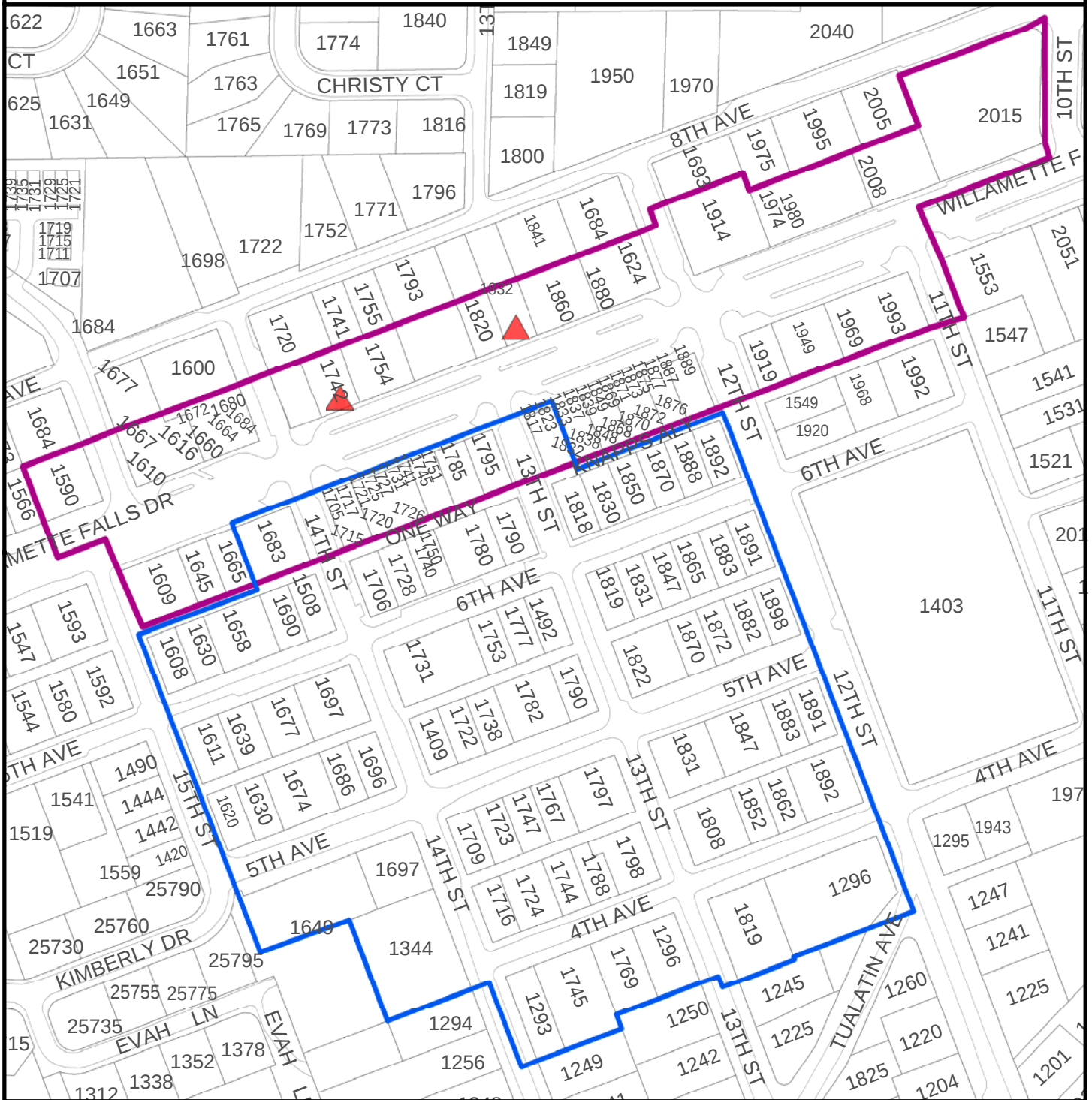
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0 0.25 0.5 Miles



# CITY OF WEST LINN

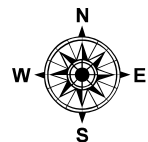
## Willamette Area



### Legend

-  Historic Landmarks
-  Willamette Commercial Historic Overlay Zone
-  Willamette Local Historic District Boundary
-  Parcels

0 50 100 200 300 400 500  
Feet



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## **55.000 DESIGN REVIEW**

### **55.020 APPLICABILITY**

This chapter provides two levels of design review: Class I and Class II. Class I design review applies to land uses and activities that require only a minimal amount of review. Class II design review is reserved for land use and activities that require comprehensive review. Class I design review applies to the following land uses and activities:

1. Sidewalks.<sup>1</sup>
2. Transit shelters.
3. Fences and walls (at non-single family/duplex residential sites).
4. Modification of an office, commercial, industrial, public or multi-family structure for purposes of enhancing the aesthetics of the building and not increasing the interior usable space (e.g., covered walkways or entryways, addition of unoccupied features such as cupolas, clock towers, etc.).
5. Significant road realignment (when not part of a subdivision or partition plat process). Significant shall be defined by the length of the realignment and/or extent of redesign, and/or the natural features or manmade structures that will be impacted or removed.
6. Loading docks.<sup>1</sup>
7. Addition or reduction of less than five percent of total square footage of a commercial, office, public, multi-family, or industrial building.
8. Addition or reduction of parking stalls.<sup>1</sup>
9. Revised parking alignment.<sup>1</sup>
10. Revised circulation.<sup>1</sup>
11. Revised points of ingress/egress to a site.<sup>1</sup>
12. Modification of a landscape plan (including water features, ponds, pergolas, arbors, artwork, sculptures, etc.).
13. Minor modifications and/or upgrades of pump stations, reservoirs, and storm detention facilities.
14. Americans with Disability Act compliance that significantly alters the exterior of the building (ramps are exempt).
15. Heating ventilation air conditioners (HVAC) that are visible from right-of-way or abutting property.<sup>1</sup>
16. Freestanding art and statuary over five feet tall.
17. Other land uses and activities may be added if the Planning Director makes written findings that the activity/use will not increase off-site impacts and is consistent with the type and/or scale of activities/uses listed above.

Class II design review applies to all uses/activities except those uses/activities listed under Class I design review, and the exceptions of Section [55.025](#). Class I design review shall apply to non-subdivided single-family detached dwelling projects.

Footnote: <sup>1</sup>Class II design review applies when the proposed improvement, land use, or activity (e.g., new sidewalks) is part of a major commercial, office, industrial, public, or multi-family construction project (e.g., a new shopping center). Class I design review applies when this improvement, use, or activity is part of a minor re-design or remodel. No design review is required if the applicant proposes to repair or replace one of the footnoted items. This shall be a Planning Director's code interpretation.

### **55.025 EXEMPTIONS**

The provisions of this chapter exempt individual single-family residential houses construction, single-family detached housing subdivisions, accessory structures, 1-2 duplexes or single-family attached structures except as indicated otherwise. Architectural replacement in-kind, for example replacing a composition roof on a commercial building with another roof. Also exempt is replacement in-kind of building materials that are equal or superior to existing materials (for example, replacing T-111 wood siding with cedar lap siding or brick). Retrofitted awnings, changes in color schemes, wall art, and freestanding statuary or art under five feet tall are exempt from design review, but shall be subject to Planning Director review under the provisions of CDC Section [99.060\(A\)\(2\)](#), Prescribed Conditions and the approval criteria of Section [55.100\(B\)\(6\)\(a-b\)](#).