



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes

Historic Review Board

Monday, December 15, 2014

6:00 PM

Commission Chambers

Special December Meeting Date

1. Call to Order

Chair McLoughlin called the meeting to order at 6:04 PM.

Present: 2 - Jon McLoughlin Jonathan Stone, Derek Metson and Cynthia Towle

Absent: 1 - Robert Siewert

Staffers: 2 - Christina Robertson-Gardiner and Maureen Cole

2. Interviews for Open Positions

The HRB conducted interviews. The meeting was paused and there was no indication of who the candidates were.

3. Design Advice

PC 14- 141 Carnegie Library Design Advice

Christina Robertson-Gardiner, Planner, said this was the third design advice for the Carnegie Library addition.

Maureen Cole, Library Director, said architects had been working on the two-story option for the Library addition. They were bringing the HRB up to speed on the design and wanted to get feedback. The next time this came to the HRB it would be through the review process.

Architects gave a presentation of the two options. The overarching idea was to make a library entry plaza utilizing the existing spray park and maintaining the playground but moving it east. The McLoughlin Neighborhood Association had questions and staff would be returning to the association meeting on January 8. The Parks and Recreation Advisory Committee approved both options on the condition that they meet or exceed the play capacity as it currently existed on the site. They then explained the design of the two options, the atrium and the overlook.

The HRB discussed which option they preferred.

Mr. Metson liked Option 2 better provided the upper termination of the brick had some articulation. It had a better feeling of the interior space. Either option needed screening of the HVAC units.

Chair McLoughlin thought both were good, but leaned towards Option 2 as it was a

more modern design but with a traditional connection.

Ms. Towle liked Option 1 as it was a more traditional look yet different enough from the original Carnegie building that people would know it was an addition.

Mr. Stone liked Option 1 as well and being able to see the entire Carnegie from the back side of the building.

There was consensus that both options were viable.

PC 14- 142

Center Street Office Infill- Design Advice

Ms. Robertson-Gardiner said the applicant came before the HRB in 2008 for a new one and a half story vernacular office building to replace a house that had a gas explosion. It was located across from the St. John the Apostle Church. The application was approved, but it never went through site plan design review. The applicant wanted to move forward with the same building design package.

Todd Iselin, representing the applicant, stated the applicant would like to move forward with the same exterior and site design as done previously. He asked if the HRB would like to see anything done differently. The windows would be broken up with more spacing in between and the stone on the columns would be removed.

The HRB suggested the columns should be brick or wood, like traditional columns that would match the neighborhood. They asked that he bring back the street elevations, to space out the windows, and to take out the railings.

PC 14- 140

Canemah Infill New Single-Family Residence- Design Advice

Ms. Robertson-Gardiner said this was the second design advice for this property at 716 4th Avenue. It was in the Canemah National Historic District and in two additional overlay districts. It was a highly constrained lot of record in the Water Resource Overlay District and a Type 2 staff review for that and was also in the Geologic Hazard Overlay. The owner would like to sink the house as much as possible into the ground, however there were costs and large boulders. She recommended approving this at a higher elevation in the hopes they could go lower.

Greg Creighton, architect representing the applicant Ron Bistline, explained this was a double lot and they planned to build a new residence on it. The design had been modified per the HRB's recommendations. Vehicle and pedestrian access was difficult due to the narrow building area, stream, and 5th Avenue. There were a few homes with garages underneath in Canemah. Steep sites often required this type of solution. He showed pictures of nearby houses which they intended to compliment. The home would appear as a one and a half or two story. The garage doors would be on the north elevation and not visible from Blanchard. The porch posts would be 110 feet back from 4th Avenue. He described Options A, B, and C.

There was discussion regarding the roof line and elevations, windows, porch, garage doors, columns, depths of the planes, and roof pitch. The HRB suggested the windows be divided, adding detail on the porch columns and handrail, adding detail on the garage doors, and eliminating the bay window. They also requested to show how the house interacted with the existing homes on 4th and Blanchard.

Ms. Robertson-Gardiner recommended the HRB visit the site before review of the

application.

4. Adjournment

Chair McLoughlin adjourned the meeting at 8:00 PM.