



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes Historic Review Board

Tuesday, November 27, 2012

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at 6:00 p.m.

2. Discussion Items

National Trust for Historic Preservation Conference Recap.

Ms. Robertson-Gardiner reported on the National Trust for Historic Preservation Conference in Spokane, Washington. She discussed the historic rehabilitation in Spokane, the scholarship she received to attend, and what she learned at the conference.

3. Communications

Ms. Robertson-Gardiner gave an update on the RFP for a consultant to work on putting the Elevator, Promenade, Masonic building, and Carnegie building on the National Register.

There was discussion regarding receiving copies of the packets instead of being paperless.

There was consensus to have copies of land use applications only, not the whole packet.

4. Break for Dinner. The HRB meeting will resume at 7:00PM

5. Public Comments

There were no public comments.

6. Preservation Grant Program

PG 12-06 Window Repair

Mr. Metson declared a conflict of interest as he was the previous owner of the building and recused himself from the decision.

Ms. Robertson-Gardiner presented the staff report for window repair at 312 Madison, a designated structure in the McLoughlin Conservation District. This was the applicant's first request for the grant. She discussed the conditions of approval.

Vickie Levy, applicant, planned to repair all of the windows eventually. She would like to come back next year for more grant money. This application was to repair the two top windows and two windows on the side of the house. The work would be done in January.

A motion was made by Ms. Yates, seconded by Ms. Towle, to approve PG 12-06. The motion carried by the following vote:

Aye: 3 - Chair McLoughlin, Ms. Towle, Ms. Yates

Abstain: 1 - Mr. Metson

PG 12-07 Siding Repair

Ms. Robertson-Gardiner presented the staff report for siding repair at 1311 Monroe Street. The applicant recently purchased the house which had structural issues. The south elevation needed cedar siding replacement.

Chair McLoughlin wanted to make sure that primed cedar was used.

Ms. Robertson-Gardiner added Condition #7, the applicant shall utilize pre-primed cedar shingles.

A motion was made by Mr. Metson, seconded by Ms. Yates, to approve PG 12-07 with the added Condition #7. The motion carried by the following vote:

Aye: 4 – Ms. Yates, Ms. Towle, Mr. Metson, Chair McLoughlin

Public Hearings

HR 12-06-308 18th Street

Chair McLoughlin opened the public hearing. He read the hearing statement describing the hearing format and correct process for participation. He asked if the Commission had any ex parte contact, conflict of interest, bias, or statements to declare.

Ms. Yates declared an ex parte contact as the HRB's representative to the Chamber of Commerce. The Chamber Board met the day before and discussed this application. There was concern about possible PGE substation expansion.

Mr. Metson was also present at the Chamber Board meeting.

Carrie Richter, Assistant City Attorney, summarized her memo which gave a background on the property and explained the criteria to use for this de-designation application.

Ms. Robertson-Gardiner entered the McLoughlin Neighborhood Association letter as Exhibit A. The Neighborhood Association agreed with staff's recommendation for denial. Ms. Robertson-Gardiner's PowerPoint presentation was entered into the record as Exhibit B. She then presented the staff report for 308 18th Street. The property was designated as a landmark in 1983. She discussed the Greenpoint area and showed pictures of before and after the upgrade of the PGE substation. She then reviewed the findings for staff's recommendation for denial of the de-designation.

There was discussion regarding the historical character and significance of the house given the vinyl windows and mixed use neighborhood.

Reca Brodie, applicant, explained why she wanted the property de-designated. This house was built or moved between 1911 and 1925 and she questioned if it was still considered a Greenpoint house. The two homes by the house were used as offices.

She was the only resident in the neighborhood. She passed out a visual of the area that was entered into the record as Exhibit C. She did not feel safe and questioned if a residence belonged here. Her house did not depict what the Greenpoint area was. She read information about the Hacket House for what was in the Greenpoint area at the time and entered it into the record as Exhibit D. She then discussed the Oregon Historic Site Database where there were 273 vernacular homes listed.

There was discussion regarding the dates for the Greenpoint area.

Mr. Metson entered a photograph of the Greenpoint area from 1948 as Exhibit E into the record.

Ms. Brodie said her property did not meet the parking requirements for a commercial structure. She could not sell the home because it was next to the substation. She entered a list of comparable homes from her realtor and how long they were on the market as Exhibit F. Her home had been on the market for nine months. It did not fit to have a residence in this area. She had one offer on her house from PGE and they wanted the property de-designated in order to purchase it. She had been unemployed for two years and wanted to sell the house to move back to Colorado.

There was no other public testimony.

*There was discussion regarding the parking requirements and potential for commercial rehab of the site. **RECORDING ENDED***

A motion was made to approve HR 12-06. The motion passed with the following vote:

Aye: - Ms. Yates, Ms. Towle, Mr. Metson, Chair McLoughlin

Note for the record – Due to a technical issue with the meeting recording, the vote was not recorded and individuals that made the motion and second were not recorded. This vote record for the minutes is based on information contained in the December 11, 2012 Notice of Decision for File No. HR 12-06.

7. Future Agenda Items

8. Adjournment

Chair McLoughlin adjourned the meeting at 8:00 p.m.
