



City of Oregon City

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

Meeting Minutes

Historic Review Board

Monday, November 17, 2014

6:00 PM

Commission Chambers

Special November Meeting Date

1. Call to Order

Chair McLoughlin called the meeting to order at 6:00 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. Comments From Mayor Neeley

Mayor Neeley thanked the HRB for their important service to the City and acknowledged the challenges the HRB faced.

3. Design Advice

PC 14-135

Carnegie Library Design Advice Update

Maureen Cole, Library Director, said on October 15 the City Commission selected the two-story addition as their preferred option for the library expansion. The architects were working on the layout for the two story. She was looking for direction regarding the entry. There would be a central service point and she suggested putting the primary entrance between the new and the old buildings. This would allow for ADA access and it would not disrupt the original Carnegie entry. The option of an entry on 6th was not as favorable because the existing slide, swing, and spray park were right where the entrance would be. The existing front door of the Carnegie would remain as another entrance to the building.

Mr. Metson said the proposed primary entrance did not feel like a prominent entrance. He thought the entrance should be on 6th Street.

Chair McLoughlin thought the new entrance needed to pull people into the new space and away from the front. They did not want the old Carnegie entrance to be the main in and out.

There was discussion regarding keeping the addition symmetrical to the Carnegie and keeping the integrity of the Carnegie. There would be a community meeting on December 2 to look at the preliminary layouts.

Mayor Neeley said one idea was to have the back wall of the Carnegie be the inner wall

of the vestibule.

Bob Mahoney, resident of Oregon City, said they wanted to protect the integrity of the Carnegie, but the new addition did not need to be subordinate to the Carnegie. He wanted the new addition to invite people to come in. The entryway should shout out it was the entrance. He thought elderly people did not want to climb stairs and encouraged the City to make it gentler for the senior citizens.

Ms. Robertson-Gardiner read an email into the record from the McLoughlin Neighborhood Association. The Association was in favor of the two-story addition with the entrance on 6th Street.

The HRB would meet on December 15 to further review the Library addition.

PC 14-136

Design Advice- 13th Street

Ms. Robertson-Gardiner said this property was on 13th Street just off of Washington. The property was zoned R-3.5 and was over 7,000 square feet. Potentially it could be a duplex, however because of the steep slopes it was questionable if there was enough property to be a duplex. If the duplex could not be done, the applicant wanted to do a single-family house with an accessory dwelling unit. She showed pictures of what the house might look like. A potential problem might be massing.

Todd Iselin, representing the applicant, discussed how they were using a second gable on the front, reducing the height, and using a lower pitched roof to help with the massing. It was a standard vernacular style and the garage was set back 8 feet.

There was discussion regarding reducing the massing and keeping with the vernacular style.

Ms. Robertson-Gardiner read the letter submitted by the McLoughlin Neighborhood Association. The Association liked the design, but the proposed attached garage did not meet design guidelines and the Association recommended the setbacks be approved to allow further flexibility for where the house would be located to bring the house forward.

The HRB suggested having two hip roofs or a hip and shed roof. The applicant might come back with both options and have the HRB choose. The HRB would also like to see examples of a double gable and thought the house should be brought forward.

4. Public Hearing

PC 14-134

HR 14-09 (512 Seventh St) Modification to HR 14-03 to reduce the proposed new construction from a two story building to a one story building.

Chair McLoughlin opened the public hearing and read the hearing statement. He asked if any Board member had a conflict of interest or ex parte contact to declare. There was none. All Board members had driven by the site.

Ms. Robertson-Gardiner said the applicant came before the HRB last spring for a two-story new in-fill project. They had come back with a reduced one story and different design. It would be a brick facade with a cast stone to resemble basalt and aluminum

store front system. She described the front elevation. She recommended continuing to allow no windows at the side elevation because it was at the property line. She then explained the layout. The applicant purchased the parking lot next door and would be using it for their building. The building would be used for a medical office. She did not have any additional conditions of approval and supported the request to not meet the Planning Division's requirement for 30% transparency on the side elevation.

Mr. Iselin, representing the applicant, said it would be a brick veneer on three sides. Due to the SDCs that would be assessed, reducing the costs, and the fact the applicant did not want to be a landlord, this would be a one-story building. There was a garage for the applicant to park.

There was no other public testimony.

Chair McLoughlin closed the public hearing.

A motion was made by Mr. Metson, seconded by Ms. Towle, to approve HR 14-09. The motion carried by the following vote:

Aye: 4 - Jon McLoughlin, Derek Metson, Cynthia Towle and Jonathan Stone

5. Communications

There were no communications.

6. Adjournment

Chair McLoughlin adjourned the meeting at 7:20 PM.