



City of Oregon City

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

Meeting Minutes Historic Review Board

Tuesday, October 23, 2012

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at 6 PM.

2. Public Comments

There were no public comments.

3. Discussion Items

Debrief of HR 11-01 804 4th Avenue

Christina Robertson-Gardiner, Planner, reviewed the application for HR 11-01. She questioned if the HRB understood they were approving a metal roof and what staff could do in the future to more clearly identify when an alternative material was being proposed. This application was final, but she asked for direction for future applications to address alternative materials and designs in staff reports and presentations. She discussed the options for how to address alternative materials.

There was consensus to adjust the staff report to add a section for alternative materials and designs.

Ms. Robertson-Gardiner explained the policy where alterations were allowed to be approved by staff and additions and new construction went to the HRB and asked if the HRB wanted to change it.

There was consensus not to make a change.

Paul Edgar, Land Use Chair of the Canemah Neighborhood Association, and Howard Post, Chair of the Canemah Neighborhood Association, discussed HR 11-01. Mr. Edgar said the documentation given to him did not show that it was a metal roof. It had always been understood that metal roofs were not allowed in the national register district in Canemah. If he had known, he would have discussed it at the meeting where this application was approved. It should not have been allowed to happen.

Mr. Post concurred if the Neighborhood Association had been aware of the metal roof, they would have testified against it, but they were not notified of the fact that a metal roof was going to be put on the main building. They thought it was for the accessory building.

Chair McLoughlin said the drawings that were presented at the meeting showed the metal roof graphically. The HRB would not detract from the historic district. This was a non-historic house.

Ms. Yates said regrettably they could not go back. Were they satisfied the HRB addressed how not to let it happen again?

Mr. Post was concerned that it would set a precedent.

Mr. Edgar agreed it should be spelled out in the staff report so it would not be skipped over or missed. He thought he had done everything he could and would never have let it go had he known it had a metal roof. He did not think it was made clear, and he was skilled at looking at applications.

Chair McLoughlin recessed the meeting at 6:42 PM.

- 4. Break for Dinner in Oregon Trail Room. HRB meeting will resume at 7:00 PM for Public Hearings.**
- 5. Public Hearing (to start no earlier than 7:00PM)**

HR 12-04 208 John Adams Street (New Construction in the McLoughlin Conservation District)

Chair McLoughlin reconvened the meeting at 7 PM.

Chair McLoughlin opened the public hearing.

Ms. Robertson-Gardiner said this was a continuation of HR 12-04, new construction at 208 John Adams Street in the McLoughlin Conservation District. She gave a background on the application. The applicant was requesting approval of both Option A, showing no dormers on the front and additional bungalow detailing, and Option B, showing front and rear gabled dormers, to allow for flexibility. Staff was recommending approval of Option B only. The McLoughlin Neighborhood Association had a question about the use of the studio garage, and she explained the options allowed, although the HRB was looking at the exterior and the massing, not the interior. She reviewed the public comments that had been received. There was not a history for porte-cocheres in Oregon City, but they were in the region. The applicant proposed a proportionately sized one. Findings could be made either way. She then discussed the conditions of approval. She added comments submitted by Denyse McGriff into the record as Exhibit A.

Seth Eddiger, resident of Oregon City, was representing his father, the applicant. His father agreed to the conditions of approval. He explained the porte-cochere was designed to fit with the proportions of the house. He thought there was evidence of porte-cocheres in Oregon City. They were found on bungalows when proportioned and detailed correctly. The applicant's preference would be to go with Option A or leave both options open.

Ms. Yates suggested getting rid of the porte-cochere, re-orienting the house, and pivoting the garage by the house.

Kathy Roth, resident of Oregon City, was not in favor of Option A and preferred Option B. She did not think the porte-cochere was applicable to the district. She had to meet a lot of design elements when she was building her home next door. They needed to be consistent with this application as well. There were no porte-cocheres in Oregon City. She was amenable to putting the garage between the back of the house and the cliff.

Denyse McGriff, representing the McLoughlin Neighborhood Association, thought new construction should be differentiated from original construction. She commended the applicant for submitting drawings that were readable with all of the measurements. She thought it was inappropriate to ask for both Option A and Option B to be approved and thought only one should be approved. Regarding the porte-cochere, she was not looking at the region, she was looking for appropriateness in Oregon City. She did not think it was appropriate in the City on this style of home in this particular neighborhood. She liked Ms. Yates' suggestion for the design change. She appreciated the profile was thinner and thought the windows should be vertical and one over one.

Mr. Eddiger said there was a difference of opinion on what signified a bungalow. No one bungalow was the same, and this was new construction.

Ms. Towle thought the house was a vernacular style with bungalow elements. The porte-cochere might not be something in Oregon City, but a lot of homes were demolished that might have had one. She thought it fit.

Ms. Roth said because of the age of this neighborhood she did not think it was appropriate to experiment with the design. The design standards needed to be followed.

Ms. McGriff thought there should be more discussion on the option for the garage and thought the decision on the garage should be continued.

Chair McLoughlin closed the public hearing.

Mr. Metson did not think the porte-cochere was appropriate and thought a wood patio would be best. He thought the garage should be approved with the condition that the details that weren't illustrated would be submitted. He thought Option B should be approved. He suggested changing Condition 4 to read that all railings, decking, and stairs shall be finished to compliment the house body and trim. It should be clarified to be 4 inch exposure lap siding. He encouraged the applicant to examine a pedestrian access off of John Adams and landscaping to go along with it.

Ms. Yates also thought the porte-cochere was inappropriate. She suggested the garage be moved to take the place of the porte-cochere. If they allowed the porte-cochere it would set a precedent. She thought they should go with Option B.

Mr. Siewert stated they should let the owner decide about the porte-cochere as long as it met the specifications required. He did not have a problem with the rules changing over time as people rethought positions on issues.

There was discussion regarding whether or not to allow the porte-cochere and setting a precedent in the City.

There was a poll of the Board to answer the following question: Should the porte-cochere remain as proposed?

Ms. Yates--no, Ms. Towle--yes, Mr. Siewert--yes, Mr. Metson--yes, Chair McLoughlin--abstain

The porte-cochere would remain as proposed.

Ms. Robertson-Gardiner said the conditions were amended as follows: Condition 4: instead of all railings, decking, and stairs shall be painted, it will say shall be finished;

Condition 6A: if fiberglass windows are chosen, the applicant shall install the Marvin Integrity or an alternative that meets or exceeds the design of the Marvin Integrity windows; Condition 6D: the entry porch shall be constructed of wood materials; Condition 10: the applicant will use the details shown on the house plans submitted in October.

A motion was made by Mr. Metson, seconded by Ms. Towle, to approve HR 12-04 with the conditions as amended. The motion carried by the following vote:

Aye: 4 - Ms. Towle, Mr. Siewert, Mr. Metson, Chair McLoughlin

Nay: 1 - Ms. Yates

Ms. McGriff said since there was concern about where the garage should be placed, she suggested that portion of the hearing be continued.

Ms. Robertson-Gardiner said if the applicant did not want to submit additional information on the garage, she did not know what benefit continuing would be.

Ms. McGriff was willing to withdraw the request if there was no interest in following up on the relocation of the garage.

Ms. Yates clarified that the only reason for the suggestion was to eliminate the porte-cochere.

Ms. McGriff wanted to keep it on the record as a suggestion but withdrew the request for continuance.

Chair McLoughlin reopened the public hearing for any further comments.

Ms. Roth said there were divergent views where river rock was not allowed because it was not in the neighborhood, but they were allowing the porte-cochere which was not in the neighborhood.

Chair McLoughlin closed the public hearing.

Ms. Yates agreed that the decisions felt inconsistent.

Ms. Robertson-Gardiner said river rock was not allowed because it was often done badly. She suggested changing Condition 6C to exclude the parenthetical river rock and just keep it natural stone.

A motion was made by Ms. Towle, seconded by Mr. Siewert, to approve HR 12-04 with the newly amended Condition 6C to remove the river rock exclusion. The motion carried by the following vote:

Aye: 3 - Ms. Towle, Mr. Siewert, Chair McLoughlin

Nay: 2 - Ms. Yates, Mr. Metson

Discussion Items

How to research the 1940s Census

Ms. Robertson-Gardiner explained the new research opportunities for the 1940 census on the 1940census.archives.gov website released in April.

5. Communications

Ms. Robertson-Gardiner said at the Certified Local Government meeting Oregon City was announced as one of the top five CLG cities as designated by SHPO. She would be attending the National Trust Conference next week.

6. Future Agenda Items

No future agenda items were suggested.

7. Adjournment

Chair McLoughlin adjourned the meeting at 8:44 PM.
