

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MEETING MINUTES
JULY 27, 2010**

**City Hall – Commission Chambers
625 Center Street, Oregon City**

Board Members Present:

Ken Baysinger
Vicki Yates
Cindy Towle

Staff Present:

Christina Robertson-Gardiner, Associate Planner

1. CALL TO ORDER

Mr. Baysinger called the meeting to order at 6:00 p.m.

2. ADOPTION OF HISTORIC REVIEW BOARD MINUTES

Ms. Yates wanted the reference to Denyse McGriff as representative of the McLoughlin Neighborhood Association taken out of the minutes.

Motion by Ms. Yates, second by Ms. Towle, to approve the June 22, 2010 Regular Meeting minutes as amended. Motion passed unanimously 3-0.

3. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

4. DESIGN ADVICE

1008 Jefferson Street Proposed Second Addition to Existing Building - Christina Robertson-Gardiner, Associate Planner, explained the proposal. In previous HRB applications, the setback was at least one window bay at a minimum to allow the public to see the main historic section of the house separate from the addition and she had some concern with the proposed 18 inch setback. The applicants did not think they could move forward with the addition if it was required to move back behind the front window.

Devlin Kozel of Oregon City was the applicant. He explained why it would be a deal breaker for them if the setback was further than the 18 inches. The addition would not be seen from the street.

The Board recommended the applicant proceed as proposed because the addition would not be visible from the street.

Denyse McGriff recommended the incompatible elements that were on the house be altered.

5. HISTORIC REVIEW BOARD HEARINGS

HR 10-04 - 1013 8th Street, Construction of Two New Homes in the McLoughlin Conservation District

Ms. Robertson-Gardiner said this was a continuation of the hearing for HR 10-04 and gave a description of the project. The applicant had requested a one foot setback at the June meeting, and that required Historic Preservation Incentive to move forward. A notice had been sent to the neighbors requesting the preservation incentive and the applicant was requesting the incentive. If the Board did not grant the incentive, the one car detached garage would have to be redesigned to provide for a three foot rear and side yard setback. She described the changes from the previous application. The applicant had not submitted revised drawings for the carriage garage and was willing to accept the conditions of approval proposed by staff. She recommended an additional condition of approval that prior to obtaining building permits, the applicant would provide a letter of support from the abutting property owners to reduce the garage setback from three feet to one foot. She went over the conditions of approval from the previous application as most still needed to be met. She added Exhibit 1 to the record, an email from Chair McLoughlin with comments regarding this application.

Steve Ettiger was the applicant and discussed the one foot setback for the garage, review of the streetscape, windows, porch, and vernacular elements. He submitted Exhibit 2 which was the new layout for the windows.

Mr. Baysinger re-opened the public hearing and asked for public comment.

Denyse McGriff wanted to make sure the windows were proportional and looked square rather than rectangular.

Ms. Towle discussed the height of the addition and suggested the hip roof on the porch as originally proposed and lengthening of the windows which would cut down the massing. She also asked about the neighbor joining both garages. Ms. Robertson-Gardiner said the applicant could come back at a future hearing and ask for a revised layout of the garage.

Mr. Baysinger did not have a problem with the roof height and pitch, but was bothered by the front window. He thought the proportion of the windows needed to be adjusted and the hip roof on the porch made it more compatible and attractive.

Ms. Yates did not mind the garage setback at one foot as long as there was permission. The roof height being slightly different made it more interesting and the pitch was fine for her. She agreed about the windows, to have two instead of three, and thought they should leave Condition 8 in place to be a reminder of what the parameters were.

Mr. Baysinger said regarding the Carriage House building, the applicant agreed to the conditions of approval from last time.

Mr. Ettiger said to make a fire egress, he had to have a three foot window. Ms. Towle said the windows could be taller. Ms. Robertson-Gardiner said a condition could be added that the applicant could use the thinnest horizontal width that still allowed egress and lengthen the window.

Ms. Robertson-Gardiner reviewed the conditions of approval. Changes to the conditions were: the bungalo references would be changed to vernacular, the applicant may construct the porch as proposed in the July resubmittal and may alternatively construct a hipped roof porch that

extended the width of the front elevation, the applicant shall propose one over one windows that were more vernacular in nature and the width of the window shall be designed to meet the minimum egress standards and shall be lengthened appropriately for a vernacular style window for all elevations, not approving the revised three window configuration submitted in Exhibit 2, window trim would be minimum four or six inch smooth trim, and the applicant would provide a letter of support from the neighbors to reduce the garage setback from three feet to one foot.

Ms. McGriff supported the proposed porch as opposed to a full hip porch as it would not be proportional to make it a full hip. There was discussion about which porch option was most proportionate.

The Board decided to allow the applicant to decide among the three options: the applicant may construct a porch as proposed in either the June or July submittals or a hip roof porch that extended the width of the front elevation.

Mr. Baysinger closed the public hearing.

Motion by Ms. Towle, second by Ms. Yates, to approve HR 10-04 with the conditions as amended. Motion passed unanimously 3-0.

HR 10-05 - 22E30DD TL 2901 - Adjacent to 1519 13th Street, construction of a new house in the McLoughlin Conservation District.

Ms. Robertson-Gardiner said this application was continued because the applicant did not submit enough information for staff to make a recommendation. They still did not have elevations that could be conditionally approved and she recommended resubmittal at the August meeting. This was a vacant lot next to 1519 13th Street and would be facing 13th Street. The rear of the property could be seen from the Spicer Brothers parking lot. The applicant was proposing a craftsman bungalow style house, but it was unclear if the front of the house had a shed dormer or gable dormer. The applicant needed to provide elevation drawings for the garage and showed a two car garage door, but the design guidelines called for two separate one car garage doors. She reviewed the staff recommendations for the redesign of the drawings for the August hearing. Because a geotech report had not been done for the property, the applicant would need to concurrently go through the geologic review process. Not knowing what kind of foundation would be required at the rear of the garage, she was unsure of how much exposed foundation there would be. She recommended in the August hearing that if the applicant could keep any part of the exposed foundation below four feet, they could move forward without having to come back to the Board after the geologic hazards review. The board and batton siding was not added as a condition, but it was not typical in Oregon City.

John Beranger and Jim Small were the applicants. They discussed how the application would comply with the recommendations given by Ms. Robertson-Gardiner and the conditions of approval. The garage would be moved up onto the flat area and would be a single car garage. The geotech report was in the process of being approved, and there would only be house viewed from Spicer Brothers, not foundation.

Mr. Baysinger said the only other issue was the shape of the front dormer.

Ms. Robertson-Gardiner entered Exhibit 1, Chair John McLoughlin's comments, into the record.

Mr. Baysinger opened the public hearing and asked for public comment.

Denyse McGriff thought Ms. Robertson-Gardiner's findings were correct and she would wait for the revised submittal to comment further.

Mr. Baysinger asked about the possibility of a shed style roof on the front dormer.

Mr. Small said as the pitch of the roof was softened, it would meet the goals.

Ms. Yates asked if the Neighborhood Association had voted on this and whether Ms. McGriff's comments were her personal opinions. Ms. McGriff said she received responses from half of the Neighborhood Association Board to proceed with the comments stated as the hearing would be continued and the revised submittal would be reviewed again at a later time.

Ms. Yates wanted to make sure it was clear if Ms. McGriff was representing a vote or her personal opinions.

Motion by Ms. Towle, second by Ms. Yates, to continue HR 10-05 to the August 31, 2010 HRB regular meeting. Motion passed unanimously 3-0.

HR 10-07 - 1209 7th Street, Second Story Addition to Non-Designated Structure in the McLoughlin Conservation District

Mr. Baysinger read the Historic Review Board Opening 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 visited the site.

Ms. Robertson-Gardiner said the applicant came for design advice in June and had incorporated the HRB's comments in the application. The property had been used as a car repair garage. An original building in the 1920's had burned down and was replaced with the 1940's CMU building. The HRB was reviewing the exterior compatibility of the proposal as it related to the 1740 overlay in the design guidelines. This would be an office building with an open terrace on the second floor. She discussed the design and how it had been changed from the original application. She then reviewed the conditions of approval.

There was discussion about Chair McLoughlin's suggestion of an awning on the french door. Ms. Yates thought it would decrease the amount of natural light going in and was comfortable with the way it was proposed.

Ben James of West Linn was the applicant. He would follow the guidelines for the windows and the issue of having a reveal could be accommodated. He proposed double windows to add more light coming in.

Mr. Baysinger liked the added wooden posts.

Ms. Towle was concerned about the maintenance of the wooden posts. Mr. James was open to suggestions for other materials.

Mr. Baysinger opened the public hearing and asked for public comment.

Denyse McGriff representing the McLoughlin Neighborhood Association did not see any issue with the paired windows. She suggested ways to better shed water off the posts. She thought

the Association would approve of the revisions as they were consistent with what was originally submitted except the pilaster and windows.

Mr. Baysinger closed the public hearing.

Ms. Robertson-Gardiner suggested adding two conditions of approval, one regarding the windows. There was discussion about the condition and the Board wanted to allow flexibility for the applicant to find the best fit. It was decided to allow external mullions and reveal to the divider line. The second condition was for the applicant to provide a half column where the railing and building met and no exposed pressure treated or insized wood would be allowed.

Mr. Baysinger said regarding Alternate G on the windows, doubling them on the west side would provide better natural light. Ms. Robertson-Gardiner thought the Board should allow both options.

Ms. Towle did not think they should require awnings over the french door.

Motion by Ms. Yates, second by Ms. Towle, to approve HR 10-07 subject to the revised conditions of approval and adding Alternate G. Motion passed unanimously 3-0.

Ms. Robertson-Gardiner recommended canceling the August Work Session.

6. ADJOURN

Mr. Baysinger adjourned the meeting at 8:35 p.m.