

**CITY OF OREGON CITY HISTORIC REVIEW
BOARD MEETING MINUTES
JUNE 28, 2011**

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

Board Members Present:

Jon McLoughlin
Cindy Towle
Vicki Yates
Derek Metson

Staff Present:

Christina Robertson-Gardiner, Associate Planner
Laura Terway, Planner

1. CALL TO ORDER

Chair McLoughlin called the meeting to order at 7 p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

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

3. PUBLIC HEARING

HR 11-05: 1108 6th Street

Chair McLoughlin read the hearing statement describing the hearing format and correct process for participation. He asked if the Board had any declarations of ex-parte contact, conflict of interest, bias, or statements to declare. There was none. All had visited the site.

Chair McLoughlin opened the public hearing.

Christina Robertson-Gardiner, Associate Planner, said this was a request for alterations to a designated structure in the McLoughlin Conservation District. This was a historic duplex that had been in foreclosure and the new owners had a rehabilitation plan. There was severe structural issues in the basement. She showed photos of the property and proposal. The applicant was removing replacement of the two front windows from the application and would come back at a later date on the windows. She then reviewed the conditions of approval. After a site visit, she thought the windows should be repaired instead of replaced.

Todd Iselin, Iselin Architects, represented the applicant. He would work with staff to resolve the issue of the front windows. The side windows would match what was there previously. The owners purchased the property out of foreclosure and did not realize what the structural repairs would cost, which would be quite substantial. Their goal was to have it done by September. The hardi-plank on the back side was recessed five feet and would be an alteration from the existing stucco.

Ms. Towle thought stucco should be put on the back.

Chair McLoughlin could understand keeping it unified, but that section would be recessed and hardly seen.

There was no further public testimony.

Chair McLoughlin closed the public hearing.

Mr. Metson was typically not in favor of hardi-plank siding, but it would not be visible and was recessed.

Ms. Towle and Ms. Yates were excited for the repairs to be done on this house.

Motion by Mr. Metson, second by Ms. Towle, to approve HR 11-05 removing Condition 4 and acknowledging the applicant had withdrawn the request to replace the front windows. Motion passed unanimously 4-0.

HR 11-06 & HR 11-07: 308 Jefferson Street

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

Mr. Metson said the property was near where he lived and he had talked to the applicant as a neighbor, but not about this specific application.

All had visited the site-???

Chair McLoughlin opened the public hearing.

Ms. Robertson-Gardiner stated the demolition request had to be a separate file from the construction. This was a request for demolition of an existing one car garage and replacing it with a new two car garage. The house was the William H. Howell house and she showed photos of the site and the applicant's site plan. The applicant was proposing to reuse some of the existing materials. She suggested reducing the height, roof pitch, and massing. She thought the demolition was a reasonable request and recommended approval.

Randy Horton, applicant, explained the proposed windows, siding, and roof. He requested using hardi-plank siding.

There was discussion regarding a shed dormer for the roof and other options to make the pitch 8-12. There was further discussion about the window dimensions.

The Board requested drawings with detailed dimensions and elevations be turned in to staff.

Chair McLoughlin closed the public hearing.

Motion by Ms. Towle, second by Ms. Yates, to approve HR 11-06 and HR 11-07, replacing Condition 3 with the following revisions to the plan: the applicant shall provide smooth six inch cement board siding, may utilize the existing 2x3 windows and provide new windows that were a proportion of three to one horizontal to vertical or three to two horizontal to vertical, the garage doors were approved as submitted but could be without windows, the Board approved the proposed reclaimed mandor five panel wood??? to replicate what was there previously, and the applicant shall provide drawings that revised the roof pitch to 8-12. Motion passed unanimously 4-0.

4. ADJOURN

Chair McLoughlin adjourned the meeting at 8:16 p.m.