



City of Oregon City

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

Meeting Minutes Historic Review Board

Tuesday, June 25, 2013

6:00 PM

Commission Chambers

1. Call to Order

2. Discussion Items

HRB 2013-2014 Work Plan

This item will be discussed following the public hearing.

3. Break For Dinner: The Meeting Will Resume at 7:00PM

4. Public Comments

There were no public comments.

5. Public Hearing

HR 13-03 New Construction

Chair McLoughlin read the rules for the public hearing and asked the Board if there had been any ex parte contacts or there were conflicts of interest. The Board members answered no.

Christina Robertson-Gardiner, Planner, presented the application on all three houses for comparison and contrast purposes. One home is vernacular and the other two are bungalow A and B. She pointed out the current Howell House, located between the new homes. She identified trees that were proposed to remain, with only one tree being removed. The two bungalows include an attached breezeway from the porch to the garage. She reminded the Board of the items to review and the rules surrounding historic review. She suggested the Board review the window configurations; side elevations of the windows; proportionality of the gable dormer; effect of the overall height and mass of construction; height and mass of the vernacular; and ensure the paint scheme is compatible with the architectural style of the house.

Bill Heintz, applicant, of Mountain Ridge Homes, LLC, and Bo Robinson, Project Designer with Design Providence, LLC, presented their project for the Board's review. They desired to work together as a team with the Board and the Neighborhood to complete a project that is acceptable by all. Mr. Heintz commented that the tall windows on the back and side of the house would take a headboard wall away on the vernacular house, and from a layout standpoint, they preferred to remove one of the windows. Mr. Robinson commented that the breezeway is a benefit from a marketing standpoint. The garage door on the vernacular was off center from a structural

standpoint, but could be centered. He preferred the gable dormer style.

Damon Mabee, resident of the McLoughlin Neighborhood Association, brought forward the suggestions from the association. These include: 1) Prefer different shades of paint rather than all the same color; 2) Rules say the garages are to be detached and the breezeways should be removed, even though the rules allow the HRB to revise the ruling; 3) Regarding the vernacular house next door to the Howell House, it was suggested to move the house back because there is too much contrast in size to the Howell House; 4) Prefer gable dormer on Bungalow B; 5) Window framing should include a narrow sill on the bottom; 6) Switch the Bungalow A and the vernacular to break up the monotonous sizing if the lots allowed for it.

Mr. Heintz addressed Mr. Mabee's concern for the breezeways and stated the feature provided a convenience for the resident, but he was amenable to what the Board decided. He was amenable to meeting the request for the sill sizing and style recommended by Mr. Mabee. On the vernacular, Mr. Robinson indicated it would be feasible to move the addition back further to address the massing concern.

Ms. Towle asked about moving of the windows on the vernacular house from one side to the other side and if they were amenable to installing gable dormers, and Mr. Robinson replied they would do what the Board decided, although they preferred the shed dormer.

The Board discussed the neighborhood suggestions.

Christina Robertson-Gardiner summarized the Board's revisions, referencing pages 22 and 23 of the conditions as follows:

1. Item 3, remove this condition and replace it with language that the applicant shall remove the breezeways from bungalow A and B.
2. Item 6.n., redesign the gabled front dormer to be a minimum 16 feet wide with three windows (all framed) and design such that the dormer ridge intersects with the main house ridgeline. Or, redesign the dormer as a minimum 16 foot wide shed dormer with a minimum of three windows (all framed).
3. Item 7.i., to provide larger (2:1 ratio) for all proposed 1 over 1 sash windows on all ground floor street facing elevations.
4. Item 7.l. to be eliminated and replaced with redesign to allow the T addition to be set back five feet further to the rear.
5. Bungalow A and B include revised conditions, as follows:
 - a) The window trim shall be redesigned to be equal size on the top and side and narrower on the bottom with a 2x3 inch dripsill for the 1 over 1 windows.
 - b) Increase the dimensions of all fixed square windows to 2.6 x 2.6.
 - c) Revise to provide larger (2:0 ratio) for all proposed 1 over 1 sash windows on all ground floor street facing elevations.
 - d) Inclusion of one horizontal three-light window (5.0 x 2.0) or (6.0 x 16) on a side garage elevation., revised to include the detached garages, horizontal window (divided for three lights), increase the 2020 fixed windows to 2626 at a maximum height; a 3060 window on the 1 over 1 windows on the street side main level elevation of Bungalow B.
6. Item 7.c. on the Vernacular, the window trim shall be redesigned to be equal size on the top and side and narrower on the bottom with a 2x3 inch dripsill for the 1 over 1 windows.
7. The applicant shall remove the exterior chimney bump out or construct a true chimney for Bungalow A and B.
8. The applicant shall remove the rear breezeway that connects the rear porch to the garage of Vernacular A.

9. *The applicant shall install a window on the garage of Vernacular A as required on Bungalow A and B (horizontal three-light window (5.0 x 2.0) or (6.0 x 1.6) on a side garage elevation).*

The Historic Review Board found that requiring the applicant to move the proposed cross gabled addition of Vernacular A five feet back would further emphasize the primary volume of the house and diminish the impact on the neighboring Howell House. The Board also found that even though the height of Vernacular A was four feet taller than neighboring Howell House, the applicant has submitted a plan that utilized historic proportions in the main volume and cross gabled addition.

Chair McLoughlin closed the public hearing.

Motion by Towle, seconded by Metson, to approve HR 13-03 as revised. The motion carried by the following vote:

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

6. Communications

Christina Robertson-Gardiner updated the Board on the progress of the Ermatinger House grant process. The construction should begin in the spring of 2014. The draft National Register nominations are being reviewed by SHPO for the Promenade, the Municipal Elevator, the Masonic, and the Carnegie Center, and the review should be complete by October. A year-long visioning process is being kicked off for the Willamette Falls Legacy Project (WFLP) and master planning for the site. July 10th launches the project Website and July 27th is the First City Celebration where the WFLP will hold a ribbon-cutting with elected officials. Several community conversations will take place in July and August for visioning. Site tours will take place in the near future for the HRB.

7. Adjournment

The meeting was adjourned at 7:42 p.m.