



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes

Historic Review Board

Tuesday, June 24, 2014

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at 6:03 PM.

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

Absent: 1 - Robert Siewert

Staffers: 1 - Christina Robertson-Gardiner

2. Presentation

Linn Avenue, Leland Road & Meyers Road Corridor Plan

Christina Robertson-Gardiner, Planner, introduced John Burrell, Public Works, who gave an overview of the project.

Mr. Burrell said the project came out of the City's Transportation System Plan to address pedestrian and bicycle needs and improve safety through the Linn/Leland/Meyers Road corridor. Because the project touched the border of the McLoughlin District, he had come that night to find out if there was anything staff needed to take into account as they were finalizing the report. He explained Segment 1 of the project which was from 5th and Jackson to Park Drive. Comments he had received from citizens were a need to improve safety by reducing speeding and putting in sidewalks. He reviewed Alternative A, which was a shared use path on one side for pedestrians and bicyclists and Alternative B which would have sidewalks on both sides of the road.

There was discussion regarding the constraints on that segment of road and the costs for the improvements.

Ms. Robertson-Gardiner said the City needed an adopted corridor plan for development to help pay for some of the projects as well as the ability to apply for grants.

Mr. Burrell discussed the proposed five leg roundabout off of Central Point and potential routes for pedestrians and bicyclists on Linn Avenue.

Ms. Robertson-Gardiner said there were existing sidewalks on Linn Avenue, but not consistently, and the feedback she had given Mr. Burrell was that they were not integral inside the historic Rivercrest plat.

The HRB did not think the proposed improvements would affect the historic nature of Rivercrest as they would be outside of the area.

3. Break for Dinner- Meeting Will Resume at 7:00PM

Chair McLoughlin recessed the meeting at 6:31 PM for dinner and reconvened the meeting at 7:00 PM.

4. Public Hearing

HR 14-05 205 3rd Avenue

Approval to use an alternate material to replace the original aluminum windows with vinyl on a 1970s 4plex in the Canemah National Register District

Chair McLoughlin opened the public hearing and read the public hearing statement. He asked if any Board member had conflicts of interest or ex parte contacts to declare. There was none. Mr. Metson had visited the site.

Ms. Robertson-Gardiner presented the staff report. Along with the application, she was looking for direction on further instances within Canemah for non-contributing, non-historic structures when in-kind replacement materials were not readily available. She wanted to know if staff should approve those instances, or if the HRB wanted to look them over case by case. This application was for a 1970s four-plex located in the Canemah National Register District. All structures in Canemah had to come for a review for exterior alterations. The applicant recently purchased the property and wanted to replace the windows. The opportunities for an in-kind replacement were very low as they were 1970s metal windows. The questions for the HRB were as follows: Was this architecture to the level that the Board thought the applicant should be held to the standard of finding windows that matched the originals? When this structure became 50 years old, did it have architectural integrity that it would one day be a landmark? She did not think it had the architectural integrity to be included as a contributing structure because the period of significance in Canemah was 1850 to 1932. She supported replacement of the windows with vinyl windows.

Gary Clark, resident of Oregon City, was the applicant. He had gone around the neighborhood and there were a lot of other homes that had vinyl windows. He saw no other homes with aluminum windows. He had looked into purchasing aluminum windows but could not find a suitable replacement. The windows he would select would conform visually with the existing homes. There was no architectural significance with the windows and vinyl windows were the typical replacement for these types of windows.

There was discussion regarding what the vinyl windows would look like. Mr. Clark would repaint the building and replace a few doors as well.

Ken Basinger, resident of Oregon City, was representing the Canemah Neighborhood Association. The Association supported staff's recommendation based on the definition of in-kind replacement. The position that vinyl windows held in today's market was the position that was formerly held by aluminum windows in the 1960s and 1970s, which made vinyl windows an in-kind replacement as much as possible. The Association did not want to make this a universal endorsement for this kind of replacement. It should be considered on a case-by-case basis. This one was unique as it was visually isolated from all of Canemah and would not conflict with the historic homes.

Denyse McGriff, resident of Oregon City, thought yearly notification to people in the historic districts needed to be done so people would know what was expected in the district. She offered an alternative as she was not in favor of vinyl windows. She suggested putting in a different type of metal window to make the building more compatible. If the HRB approved the vinyl windows, she hoped they would not be white ones as it made them stand out. She agreed they did not want to establish a precedent for this and it should be a case-by-case basis.

Mr. Clark gave a rebuttal. He said there was not an in-kind replacement. As far as the windows and trim being white, most of the other windows in the district were white and he did not think they would be out of standard. The application met all of the requirements.

Chair McLoughlin closed the public hearing.

Mr. Metson said there were thermally improved aluminum windows that could be used. He did not think the building would be contributing in the future. He thought these types of applications should be looked at on a case-by-case basis. He agreed with Mr. Clark about the color. These windows were specific sizes and replacements were not readily available.

Ms. Towle said it was not the HRB's role to make an architecturally insignificant property into an architecturally significant property by asking the owner to put in certain kinds of trim or windows. There were many non-conforming properties in Canemah and she did not think they should put the burden on the owner to go over and above what was necessary.

Mr. Stone thought the introduction of trim changed the style of the building. If there was a chance the building would ever become contributing, by introducing trim and vinyl windows it might rob it of that opportunity. He did not think the building was going to be contributing.

Chair McLoughlin did not think this building was historic on any level. He agreed the windows were difficult to match and trying to enhance it and make it something it was not would only hinder the look and detract from the district. Bringing new windows in with the trim would enhance the property. It should be a case-by-case situation.

Mr. Stone said if the building was built today, they would use vinyl windows and the trim would help dress the building up. It was logical for the in-kind to go from aluminum to vinyl, although the trim did not make sense with the in-kind.

Chair McLoughlin re-opened the public hearing.

Mr. Clark said if the aluminum windows were available, the replacements would still need flanges on the outside to attach the windows to the structure which would be covered up by trim. It would be the same scenario regardless.

Ms. McGriff wanted to know how many windows were being replaced and what was the extent of the applicant's research for finding replacements.

Mr. Baysinger said regarding the trim, typically upgraded 1970s windows had wood trim on the front. It would be consistent with the architecture of this building to do that. It would take it from the original entry level design to half a notch up to the front side

design.

Mr. Clark said 19 windows would be replaced. He had checked Home Depot, Lowes, Canby Builders Supply, and online for replacements.

Chair McLoughlin closed the public hearing.

Chair McLoughlin said one of the findings would be for the windows to have a minimum of 1 x 4-inch trim. Mr. Metson said the reason for approval of the vinyl windows was because it was a non-historic, non-contributing building. Chair McLoughlin thought the direction for staff was these types of applications should be brought to the HRB on a case-by-case basis.

A motion was made by Mr. Metson, seconded by Ms. Towle, to approve HR 14-05 with the findings as discussed. The motion carried by the following vote:

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

5. Communications

Ms. Robertson-Gardiner said there was someone who just purchased a property who would be coming to the HRB next month for design advice and wanted to introduce himself.

Mr. James was coming in for an addition to a non-contributing structure. He would be asking for help on the design to improve and enhance the property.

Ms. Robertson-Gardiner said it was a mid-century modern building and there were a lot of views looking up from downtown.

There was discussion regarding the possible constraints on the property.

6. Adjournment

Chair McLoughlin adjourned the meeting at 7:53 PM.