

**CITY OF OREGON CITY  
HISTORIC REVIEW BOARD MEETING MINUTES  
JUNE 22, 2010**

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

**Board Members Present:**

Chair John McLoughlin  
Ken Baysinger  
Vicki Yates  
Todd Iselin  
Cindy Towle

**Staff Present:**

Christina Robertson-Gardiner, Associate Planner  
Laura Butler, Assistant Planner

**1. CALL TO ORDER**

Chair McLoughlin called the meeting to order at 7:00 p.m.

**2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**

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

**3. DESIGN ADVICE**

**1209 7th Street Proposed Second Story Addition to Existing Building** - Christina Robertson-Gardiner, Associate Planner, said the two main issues staff had with this application were the placement and design of the windows and the terrace and preferred railing choice. She discussed the options for each. This was a request for general direction to the applicant for the July hearing.

Ben James of West Linn was the applicant. He thought the project would add value to the neighborhood and wanted to come up with options for the building.

The Board liked the window proposal. They gave direction for the siding, terrace, and railing.

**4. ADOPTION OF HISTORIC REVIEW BOARD MINUTES**

**May 25, 2010 Regular Meeting**

Motion by Mr. Iselin, second by Mr. Baysinger, to approve the May 25, 2010 Regular Meeting minutes as submitted. Motion passed unanimously 5-0.

**5. HISTORIC REVIEW BOARD HEARINGS**

**HR 10-06 - 300 7th Street, City project to install signage, benches, and trash receptacles along the McLoughlin Promenade**

Chair McLoughlin 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. Many Board members had visited the site.

Ms. Robertson-Gardiner said staff thought the signs were appropriate for the promenade, the trash receptacles were from the 7th Street Improvement Plan, and the new benches met the requirements as well. Denyse McGriff of the McLoughlin Neighborhood Association had suggested a seat bar be put in the middle of the benches and if the idea was pursued by the City, Ms. Robertson-Gardiner had pre-approved it as historically appropriate. She also wrote a condition of approval that allowed staff to approve a new bench or trash receptacle change in location if needed during the installation. Due to a noticing problem, the Board could not make a decision on this hearing that night. They could make a decision at their next Work Session.

David Socomono?? of Vancouver, WA, was a landscape architect assisting the applicant in the design and entitlement of the signs. Regarding the conditions of approval, the City would install the benches with the center arm rest.

Chair McLoughlin opened the public hearing and asked for public comment.

Denyse McGriff, representing the McLoughlin Neighborhood Association, said there were no negative comments from the Association about the proposal. The signage was a great way to honor Keith and Lila Kelly, former guardians of the promenade.

Motion by Mr. Iselin, second by Ms. Yates, to continue HR 10-06 to the next HRB Work Session on July 13, 2010. Motion passed unanimously 5-0.

**HR 10-05 - 22E30DD TL 2901 - Adjacent to 519 13th Street, construction of a new house in the McLoughlin Conservation District.**

Motion by Mr. Baysinger, second by Ms. Towle, to continue HR 10-05 to the July 27, 2010 HRB regular meeting. Motion passed unanimously 5-0.

**HR 10-04 - 1013 8th Street, construction of two new homes in the McLoughlin Conservation District**

Chair McLoughlin 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. Many Board members had visited the site.

Ms. Robertson-Gardiner said the site previously had a historic garage that went into dilapidation and was removed by a Code Enforcement process. The site was recently purchased and there were two lots, one with access on 8th Street and the back lot access would be on the alley. The building on 8th Street was referred to as Building 2, the detached garage was Building 3, and the carriage house off the alley was Building 1. The applicant was proposing a one foot setback, but failed to request a preservation incentive to go from three feet to one foot, and the Board would need to give them direction on the issue. There were different interpretations of the style, and she wrote the conditions of approval as a bungalow building. The Board would need to decide if it was more a bungalow or vernacular design. The applicant would pave the alley to a driveway standard. Staff would need to verify it was a legal lot of record.

Ms. Robertson-Gardiner said in the conditions of approval any slider window would be reconfigured to be either a casement window or redesigned to be a one over one. The applicant was requesting to use alternative materials and the Board had previously allowed cement board siding but requiring aluminum plaid windows or fiberglass windows. The proposal for a 8 12 roof pitched single car garage with a 4 12 side addition had historic relevance. The applicant created a carriage style house with access off the alley with a garage on the ground floor and living quarters on the second floor. She recommended the applicant put two one over one windows on either side of the side elevations of the garage to be approved by staff. This site met all the setbacks so the preservation incentive was not required. There was a noticing error, and the Board could approve this at their next work session or regular meeting.

Seth Ettiger?? of Gladstone and Steve Ettiger?? of West Linn were the applicants. Seth Ettiger planned to occupy Building 1.

Ms. Towle requested a sketch of the proposed building on 8th to make sure it was not too tall for the neighborhood.

Chair McLoughlin saw the style as vernacular, not bungalow.

There was discussion about the necessity of adding windows to the carriage house garage.

The Board requested the applicant turn in a perspective showing the houses on either side of the 8th Street house to compare the height.

The Board was interested in hearing the request for the preservation incentive from three foot to one foot and staff would work with the applicant for a re-notice for the July hearing. The applicant would talk to the abutting neighbors for comment.

The Board thought the design was more vernacular, and discussed the window location and porch design and location to meet the vernacular design. The changes were minor elements.

Mr. Ettiger was willing to put windows on the ground floor of Building 1 if the Board would allow them to be vinyl windows. He read from the Code the guidelines for new construction and discussed how the windows proposed had similar design to wood windows.

Chair McLoughlin opened the public hearing and asked for public comment.

Denyse McGriff, representative of the McLoughlin Neighborhood Association, discussed comments based on a review of the application from four neighbors adjacent to the site. The neighbors wanted to make sure the house fit in, but not overshadow their historic homes. They recommended that clad?? windows be used, not vinyl windows on both properties. The windows should not be sliders and should be in proportion and scale. They also discussed the design of the porch and garage. There was an economy issue, but the design guidelines should not be compromised. This was the Oregon City standard.

Mr. Ettiger said regarding the vinyl windows, there were four neighbors with wood windows and the rest were vinyl and aluminum.

Ms. Towle thought aluminum would be cost effective. She said they had to consider setting a precedent.

Chair McLoughlin said the Code stated no vinyl and the Board wanted to keep to the Code.

Ms. Robertson-Gardiner gave the background of when the design guidelines were created and if a new material came out that mimicked wood then it could be considered, but the Board had not found a vinyl window that met that level yet.

Chair McLoughlin said the Board would continue to recommend aluminum or fiberglass windows.

Chair McLoughlin requested that dimensions be included on the initial plans and elevations.

Motion by Ms. Yates, second by Ms. Towle, to continue HR 10-04 to the July 27, 2010 HRB regular meeting starting at 6 p.m. Motion passed unanimously 5-0.

#### **4. ADJOURN**

Chair McLoughlin adjourned the meeting at 9:09 p.m.