



# City of Oregon City

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

## Meeting Minutes

### Historic Review Board

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Tuesday, April 23, 2019

7:00 PM

Commission Chambers

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#### 1. Call To Order

*Chair Baysinger called the meeting to order at 7:20 PM.*

**Present:** 4 - Grant Blythe, Ken Baysinger, Ray Stobie and Claire Met

**Absent:** 1 - Jon McLoughlin

**Staffers:** 1 - Kelly Reid

#### 2. Public Comments

*There were no public comments.*

#### 3. GLUA 19-00005/HR 19-01 Historic Review Board review of alterations to a designated structure at 602 7th Street, the I.O.O.F. Hall

*Kelly Reid, City Planner, provided an overview of the applicant's request. Of concern to staff and the State Historic Preservation Office (SHPO) was the wall sign marquee because it created a false sense of history as a movie theater SHPO staff provided a written comment that they would allow such a sign provided it could be installed to be connected just in the masonry joints and be fully reversible with minimal damage to the historic brick masonry.*

*Ms. Reid reviewed the guidance on signs by the Secretary of Interior and the City's design guidelines for new construction. Her recommendation was to approve the projecting sign, approve the wall sign on Washington Street, and to approve the wall sign on 7th Street with conditions.*

*Natalia Pascuzzi identified herself as working with the applicant, Meyers Signs, and requested clarification on the specifics that made the sign theater-like. She wondered if there was an assumption there would be flashing lights or light movement. She wondered if a soft light border was allowable. They were interested in identifying the facility as a place of entertainment with a restaurant and a community event space.*

*Denyse McGriff, of the McLoughlin Neighborhood Association, noted that she and other neighborhood association members had met previously with the applicants which they very much appreciated. She identified the building as one of the most significant commercial structures in the neighborhood. One thing they were concerned with was too much clutter and she questioned whether the Washington Street sign was necessary. She agreed with staff about reducing the vertical size of the 7th Street wall sign but was okay with the sign being a little larger horizontally. She agreed with staff that the border lighting made the sign harken incorrectly to an old theater and felt a neon band would be more appropriate.*

Chair Baysinger invited the applicant back up to the dais to discuss her concerns. Board Member Blythe asked if the signage was reviewed against the sign code and Ms. Reid explained that no sign application had been submitted because staff wanted to first apply the HRB code against their proposal. She did verify that their signage met the requirements of the City's Sign Code. It was noted that flashing sign lights were prohibited in Oregon City. Board Member Met had concerns with the crisp white look of the sign thinking that it didn't match the color scheme of the building. Ms. Pascuzzi asked if changing the border color from black to trim color would dim the contrast enough to please her.

Tony Montoya, of Meyers Signs, noted that the sign renderings in the application were digitally produced but the actual sign would not have the stark white color. The actual sign material is plastic or Lexan and could be provided in other shades but he added that you do want some contrast in order to make the sign readable. They agreed that they could easily make it a warm color as opposed to a cool color.

The Board agreed that they were opposed to a "marquee theater" bulb border on the 7th Street wall sign but suggested that the applicant use a lit border or neon border. They also agreed that the border should not be black but more of a brick color. Looking at the Washington Street side of the building, they noted that the building had a large brick façade so they felt a wall sign was appropriate.

Board Member Blythe noted that all the Board needed to do was give the applicant parameters on the border for the 7th Street wall sign. They all agreed that it could be illuminated, that it needed to be shorter vertically but it could be slightly widened horizontally thereby not reducing the overall sign square footage. Ms. Reid said she would work with the applicant for a final design and if she wasn't comfortable with their proposal, she would bring it back to the Board.

**A motion was made by Board Member Met, seconded by Board Member Blythe, to approve GLUA 19-00005/HR 19-01 with the recommended conditions of approval 1 through 4 as presented. The motion carried by the following vote:**

**Aye:** 4 - Grant Blythe, Ken Baysinger, Ray Stobie and Claire Met

#### 4. Canemah Family Friendly Route project

Ms. Reid provided an overview of her staff report and noted that the project would result in family friendly route signage and pavement markings. No action was needed by the Board unless they considered the item to be a major public improvement.

Denyse McGriff, resident of Oregon City, asked if the item had been run by SHPO and Ms. Reid responded that it hadn't but agreed to do so.

Board Member Met noted that 34 pavement marking symbols were proposed. Ms. Reid said they would be installed every 300 feet and that the City's consultant originally recommended their installation every 120 feet. While the Board was concerned with the large number of pavement markings, they trusted staff to make the correct decision about their quantity and placement and didn't feel that the matter needed to be brought to the Board for official review.

#### 5. Communications

*Ms. Reid reported that the Planning Commission met the previous night. The City Commission asked them to have another conversation about whether to allow 3- and 4-plexes in the historic commercial zone which was along McLoughlin Boulevard in the Canemah Historic Conservation District. The new recommended Code amendments redefine multi-family units as five or more units in one structure. The Planning Commission decided to remove 3-plexes, 4-plexes and multi-family uses from the historic commercial zone as permitted uses. Their rationale was that they were worried about their design and how they would fit in with the historic district.*

*Ms. Reid announced that the preservation month activities included award of the Ruth McBride Powers Award to 212 and 216 14th Street at the City Commission meeting on May 1, 2019. Also, staff would be hosting a speaker on May 30, 2019 at the Midway Pub. Speaking would be Nancy Nelson from SHPO who would talk about Pacific Northwest archaeology. Public tours of the elevator and the promenade would also be hosted on May 9 and 11, 2019.*

## **6. Adjournment**

*Chair Baysinger adjourned the meeting at approximately 9:00 PM.*