

**CITY OF OREGON CITY
HISTORIC REVIEW BOARD MEETING MINUTES
MARCH 22, 2011**

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

Board Members Present:

Chair Jon McLoughlin
Ken Baysinger
Cindy Towle
Vicki Yates
Todd Iselin

Staff Present:

Christina Robertson-Gardiner, Associate Planner
Laura Terway, Planner

1. CALL TO ORDER

Chair McLoughlin called the meeting to order at 7:04 p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

Howard Post, resident of Oregon City, said regarding the house on 99E and Apperson which was for sale, the back roof was coming off and he was concerned about damage from the rain.

Mr. Baysinger said the house was in sale pending status and was hung up in probate. The HRB had sent them a letter of Demolition by Neglect a year ago, and the response was the owner did not have the economic ability to deal with it and put it on the market.

Denyse McGriff, resident of Oregon City, stated a home adjacent to the Frank and Annie Bush House on Jefferson Street had gone into foreclosure. All of the original fixtures had been stripped and the neighbors had tried to secure the house. She thought it met the Demolition by Neglect criteria.

3. ELECTIONS FOR CHAIR AND VICE CHAIR

Motion by Mr. Iselin, second by Ms. Towle, to nominate Jon McLoughlin as Chair and Ken Baysinger as Vice Chair. Motion passed unanimously 5-0.

4. ADOPTION OF HISTORIC REVIEW BOARD MINUTES

Motion by Mr. Iselin, second by Ms. Yates, to approve the minutes of the October 12, 2010 Work Session. Motion passed unanimously 5-0.

5. PUBLIC HEARINGS

HR 11-03 816 McLoughlin Blvd

Chair McLoughlin read the hearing statement describing the hearing format and correct process for participation. He asked if there were any declarations of ex parte contact, conflict of interest, bias, or statements. There were none.

Mr. Baysinger had visited the site.

Christina Robertson-Gardiner, Associate Planner, explained the application for an addition to the rear of the house on 816 McLoughlin Blvd. due to a fire in the house. The addition would add 470 square feet to the existing structure which would be used for bedrooms. She explained Option A and Option B for the addition. She described the proposed addition and recommendations of staff. The applicant preferred and staff recommended Option B.

Russ Bells of Willamette Restoration explained the proposal for the back elevation, particularly the overhang, window, and stepped gable design.

The Board discussed moving the wall out to make it flush with the rear façade and putting in posts for the porch.

Chair McLoughlin opened the public hearing.

Kevin Vincore, resident of Oregon City, was the applicant. He had a fire on the property and wanted to restore the house and make it livable. He had initially submitted Option A because he liked the center roof line extension, but in order to fit the criteria, he had worked with staff and a consultant to come up with Option B. He was amenable to the suggested changes by the Board.

Mr. Bells said all the new windows were egress windows.

Paul Edgar, Land Use Chair of the Canemah Neighborhood Association, thought the addition and suggestions by the Board were good and the Association was in agreement.

Chair McLoughlin closed the public hearing.

Mr. Baysinger said in the conditions, paragraph 3, it should say no vents on the roof.

Chair McLoughlin added Condition 7, that the applicant would extend the rear bump out to be flush with the rear façade and add a beam to the porch with two or three columns that would match the existing front.

Motion by Mr. Baysinger, second by Ms. Towle, to approve HR 11-03 with the amended conditions of approval. Motion passed unanimously 5-0.

HR 11-04 606 John Adams

Chair McLoughlin asked if there were any declarations of ex parte contact, conflict of interest, bias, or statements.

Ms. Yates was at the McLoughlin Neighborhood Association meeting when staff made an informational presentation about the Carnegie Spray Park.

Ms. Yates and Mr. Baysinger had visited the site.

Ms. Robertson-Gardiner stated this was a request for approval to revisions for the spray park. It was originally built as a wading pool, converted to a spray pool, and now due to ADA and State standards the bowl was required to be lifted and made flat. The City wanted to keep the

retaining wall, but to take the bowl section out and put new spray mounts in. This was a public improvement and required review by the HRB for the appropriateness of the proposal and minor site plan review. She explained the existing conditions and the spray and surface options. She recommended all three of the fountain configurations be approved and that the City would work with the Neighborhood Association to find the most appropriate one.

Kurt Lango of Lango Hanson Landscape Architects had been working with staff on this project. He explained the reasons for filling in the pool and the design process. The color concrete would fade over time and the City was looking at the tan, brown, and charcoal colors.

Ms. Towle was concerned about the location of the slide. She thought it needed to be moved.

Mr. Iselin explained that the slide could not be moved.

Chair McLoughlin opened the public hearing.

Denyse McGriff, representing the McLoughlin Neighborhood Association, said there was no objection to any of the proposals as outlined. The Association liked the retaining wall and did not want the spray park to look like the one at Rivercrest. They would need to see samples of the color concrete before a decision was made. This would come to a general meeting for consideration.

Chair McLoughlin closed the public hearing.

Mr. Iselin did not think the color concrete should be used and the sprayheads and apparatus should be a subdued color or galvanized to have the same character of the park.

Ms. Robertson-Gardiner said the sprayheads were flush and would not be seen.

There was discussion regarding the use of colored concrete and what was appropriate for the site.

Motion by Mr. Iselin, second by Ms. Towle, to approve HR 11-04 with the recommendation that the surface for the pool infill would be either exposed aggregate or broom finish concrete with a muted color of gray or earth tones. Motion passed unanimously 5-0.

6. ADJOURN

Chair McLoughlin adjourned the meeting at 8:08 p.m.