

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

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

Board Members Present:

Chair Jon McLoughlin
Ken Baysinger
Cindy Towle

Staff Present:

Christina Robertson-Gardiner, Associate Planner
Laura Terway, 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. ELECTIONS

This item was postponed until the next HRB meeting.

4. PUBLIC HEARINGS

HR 10-11 Canemah Park

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.

Christina Robertson-Gardiner, Planner, explained this would be in concert with SP 10-19 which would be approved by staff. The purpose of the hearing was to look at the historic appropriateness of the application. The project included renovations to and expansion of the existing Canemah children's park plus the vacation of Paquette?? Street right of way and improvements to the adjacent Metro owned Canemah Bluff natural area. Ms. Robertson-Gardiner showed pictures of the existing conditions of the park and what the improvements would look like. She then went over the staff findings and conditions of approval.

Chair McLoughlin opened the public hearing.

Scott Archer, Community Services Director, and Curt Lango??, Landscape Architect, were there to answer any questions. Curt?? stated the Canemah Park master plan started in 2004 and had a neighborhood outreach. The City received a grant from the State's Park Department last year to do this project. Staff revisited the neighbors and he explained the small changes to the master plan. Construction would be completed by the fall.

The Board asked about the amenities in the park and the proposed improvements, such as the existing chain link fence and proposed bathroom.

Paul Edgar, Land Use Chair of the Canemah Neighborhood Association, stated the neighborhood was in total agreement with the proposed project and had good interaction throughout the process.

Chair McLoughlin closed the public hearing.

Motion by Ms. Towle, second by Mr. Baysinger, to approve HR 10-11 with the conditions of approval as stated in the staff report. Motion passed unanimously 3-0.

HR 11-01 804 4th Avenue

Chair McLoughlin asked if there were any declarations of ex parte contact, conflict of interest, bias, or statements. There were none.

Ms. Robertson-Gardiner stated this proposal was for exterior alterations and addition of a garage on a non-historic structure in the Canemah national registered district. This had come before the Board for design advice previously. The applicant was requesting a preservation incentive. She showed pictures of the location, existing conditions, and proposed elevations. She discussed the recommended conditions of approval including approving the preservation incentive and mitigations to the house.

Chair McLoughlin opened the public hearing.

Mike Dowd of Dowd Architects was the applicant. He explained how the historic criteria did not apply to the existing building. They had taken a quiet approach and agreed to the landscaping plan proposed by staff. He presented some sketches that showed the elevations and landscaping (Exhibit 1). The color of the house would be darker so the house would recede and landscaping would be more prominent. He explained the design for the studio, barge board??, percola??, and elements of the garage, windows, and driveway.

Paul Edgar, representing the Canemah Neighborhood Association, said the Neighborhood Association discussed this application at their last meeting, but there was no vote. The recommendation was to minimize the massing. The Association was in agreement with the redesign on the front and taking it to a one car garage. The shed roof design was a radical change in architectural design from anything they had ever seen and it created more massing and had a detracting degree in the neighborhood, however they would rather have good neighbor happy with their design.

Mr. Dowd said the reason for using a shed roof rather than a gable roof was due to not enough room for the studio, rock outcropping, and tree. There was room between the driveway and steps for a tree or shrubbery to break it up. There was also a tree in the back that was 50 feet tall. The slope of the roof would not be seen.

Chair McLoughlin closed the public hearing.

Ms. Robertson-Gardiner discussed the findings in the staff report that dealt with the massing issue. The applicant could record a conservation covenant of the landscaping plan on the property so any future owner would maintain the existing landscaping and replace the landscaping with in kind materials.

Chair McLoughlin thought Conditions 6 and 7 should be removed. He also suggested if the application was approved with Condition 5 there should be an inspection included.

Ms. Robertson-Gardiner recommended amending Condition 5 to say prior to obtaining a building file the applicant shall submit and gain approval of the proposed landscaping plan by staff. The landscape plan shall be installed prior to a building file or within six months of building approval. The City shall obtain surity to 115% of the approved plant list.

Motion by Mr. Baysinger, second by Ms. Towle, to approve HR 11-01 with Conditions 1-4 and Condition 5 as amended. Motion passed unanimously 3-0.

5. ADJOURN

Chair McLoughlin adjourned the meeting at 7:20p.m.