

Members Present: Jennifer Brent, George Cushing, Kaylene Toews, Holly Tsur (three vacancies)
Staff Present: James Reitz
Council Liaison: Richard Kidd was excused
Citizens Present: 02

1. **Call to Order:** Tsur opened the meeting at 7:20 p.m. **The meeting minutes of March 24, 2015, were approved as submitted.**

2. **Citizen Communication:** None.

3. **Action Items / Discussion:**

A. Renovation Grant Request: Fortner House at 2328 18th Avenue (Washington County tax lot 1S3 6BD-200). Applicant: Nader Khoury. File Number: HLR-15-00457. Nader Khoury was introduced and described the project to seismically retrofit the home. He had two bids and was planning to accept the lower bid of \$2,940, plus \$350 to install a natural gas shut-off valve; his grant request was for \$1,000. He noted that the house was built in 1912 and they had owned it for 20 years. The retrofit would anchor the house to the foundation, thereby making it more stable in case of an earthquake. He said they have earthquake insurance currently but feel this would help to prevent damage. **Toews/Cushing to approve a \$1,000 grant. Motion carried unanimously.**

B. Design Review: Anderson Building at 2001-2003 Main Street (Washington County tax lot 1S3 6BB-600). Applicant: Brett Laurila. File Number: HLR-15-00459.

Reitz stated that the review was coming before the Board because of the substantial remodeling proposed for the exterior of the building. The interior second floor and basement are also proposed to be remodeled, but Reitz noted that the Board's review was confined to the exterior.

Project Architect Brett Laurila was introduced. He described the project by noting that the most significant issue was the water intrusion on the front (Main Street) side of the building through the entry tile and into the basement, which has damaged the underlying support structure. The plan was to push the northernmost storefront out to the front of the building and have that all display area; the door would be relocated to face south into the remaining alcove area, and a new drain would be installed to intercept any runoff. The wall tile would continue across the bottom of northern display area similar to what is there presently. Cushing expressed some concern about the loss of display area in the southern part because of the addition of a door there, but agreed that as the display area would be enlarged in the northern part, that could be acceptable. Mr. Laurila also noted that the clerestory (opaque) windows would remain and that a false ceiling would be removed to actually allow more natural light into the interior, as it was originally designed to do.

Mr. Laurila then described a new entry door proposed for the southeast corner of the building on the Pacific Avenue elevation; there had been a door there in the past but it had been removed and the opening bricked in. A new steel awning would be placed over the door similar to the awning on the adjacent building. This entry would allow access to the basement area so that it could be used for something other than storage.

Mr. Laurila then described his client's intent to replace all of the second story windows with "high-end" vinyl sashes similar to the design of the current windows, keeping the "punched" (recessed) window openings. He stated that the west side (Main Street) windows - the original wood sash windows - were generally in poor condition and needed to be replaced, although he offered no evidence such as photographs or written assessments by a contractor in support of that conclusion. The south side (Pacific Avenue elevation) windows had been previously replaced with single-pane aluminum sashes. The east and north side windows, largely unseen from the ground, were a

combination of original wood, aluminum, and vinyl sashes. Mr. Laurila said his client wished to replace the windows to ensure that they were all consistent, but also for energy efficiency.

The Board expressed concern about replacing the original wood sash windows. It was noted that this building - due to its prominent location and architecture - really deserved to retain its originality to the extent possible. It was also noted that if the original wood sash windows were removed, it would create an unfavorable precedent. The Board noted that it had done considerable research on the energy efficiency of vinyl windows, and all the studies have proven that well-maintained wood sashes are every bit as good. Reitz also noted that Metro has a storefront improvement grant program that this project appeared eligible for, as well as our own renovation grant program, both of which could be used to restore the original windows.

The Board agreed that the rest of the building remodeling was acceptable. **Brent/Toews to approve the Main Street storefront remodel and new Pacific Avenue door and awning, as described in the application. Motion carried unanimously.**

After a lot of discussion, the Board concluded that it needed additional information before making a determination on the window replacement question. Mr. Laurila was requested to provide photos of the existing windows and, if possible, arrange for Board members to enter the building and inspect the windows themselves. Mr. Laurila replied that he would follow up as requested. The Board then continued this discussion to the May 26 meeting.

- C. Spring Newsletter.** Brent is working on interviews with homeowners that had seismic upgrades done to their homes, as well as information from insurance agent Bunny Girt. Cushing is preparing an article on the danger of earthquakes. Both advised that they would get their articles to Toews by May 1st for editing; she will then forward them to Tsur for layout. Toews will also prepare an update on the status of the design standards.

4. New Business:

- Council Liaison Report: No report, as Kidd was excused from the meeting.
- Tsur said that she had received an email from Councilor Uhing describing the questions raised at the City Council meeting the previous evening about the design standards ordinance. The responses were discussed and Toews offered to prepare a statement to be provided to the Council before the second ordinance reading on May 11th. Items discussed included publicity; ensuring that the guidelines are prominently featured on the HLB webpage; providing summary sheets to various organizations including Realtors; enforcement; and a brochure. It was noted that some part of the burden of education was borne by the homeowner and that if the information is available they are responsible to follow that.
- It was suggested that a thank you card be prepared for Rob Dortignacq for his help with the standards, and possibly to the City Council and Planning Commission as well.
- Staff Update: Reitz noted that the annual proclamation and Stewart Award to Neil Poulsen was also scheduled for the Council meeting on May 11th. He also said that the CEP grant agreement with Metro had been signed, and the grant application should be available shortly. He's heard nothing new on SB565, but it was reported out of committee and should still be in progress. Finally, he advised that an owner consent case out of Lake Oswego would be heard by the Oregon Supreme Court later this year; he will forward additional information to the Board.
- Reitz advised the Town Center code revision project was still in the fact-gathering, concept stage and that at this time no public comment was required. He noted that there are seven single-family homes, two duplexes, five historic contributing and one National Register property located both in the Town Center and Clark District area.

- 5. Adjournment:** The April 28, 2015 meeting adjourned at 9:45 p.m.

These minutes respectfully submitted by George Cushing, Secretary