

APPROVED

Forest Grove Historic Landmarks Board
Community Auditorium, 1915 Main Street
June 28, 2016 -- 7:15 P.M. Page 1 of 2

Members Present: George Cushing, MJ Guidetti-Clapshaw Kaylene Toews, Holly Tsur, Larissa Whalen Garfias (01 vacancy)
Member Excused: Jennifer Brent
Staff Present: James Reitz
Council Liaison: Richard Kidd was excused
Citizens Present: 03 (Heidi Ruby, Roman Ozeruga, Brent Laurila)

1. **Call to Order:** Tsur opened the meeting at 7:18 p.m.

2. **Citizen Communication:** None.

3. **Action Items / Discussion:**

A. Renovation Grant Request – Boos House at 1628 Douglas Street (Washington County Tax Lot 1S3 6BD-8900). Applicant: Heidi M. Ruby. File Number 311-16-000137-PLNG. Heidi Ruby was present to discuss her stucco repair project. She noted that there was significant deterioration of the stucco on the south side of the house; that the chimney attachment to the house was failing; and that there was infiltration around some of the windows. She noted that one bid include painting, but she felt her budget would not allow that project at this time. Board members noted that painting could be a second project and would be eligible for a grant in its own right, but that the stucco was the primary aspect of her current request and by itself would still be eligible for the maximum grant amount. Board members had some questions about the work that would be performed as both bids were a bit lacking in detail. Board members made several suggestions to help ensure that the contractor better defined the scope of work, and recommended that she insist on more detail in the final bid. **Cushing/Toews 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: Roman Ozeruga. File Number: 311-15-000025-PLNG. Building owner Roman Ozeruga and his architect Brett Laurila discussed the fact that damage to the foundation and building on the front (west) side was much more severe than originally thought: the floor framing and footings were so damaged and rotten so as to require a total replacement. Given that, they proposed to bring the storefront out to the sidewalk, possibly as the building was originally constructed. Even though no conclusive evidence was found, surrounding buildings of that vintage and evidence from past remodels suggests that the storefront had not been originally inset. They noted that a later remodel had caused runoff from the sidewalk to flow into and pool in the alcove due to its lower grade; this water then infiltrated through the flooring into the basement, thus rotting the structure.

They proposed to bring the storefront back out to the sidewalk with a smaller alcove entrance. The finish floor elevation would remain above sidewalk level thus diverting away any runoff. The grade would be such that an ADA ramp would connect the sidewalk to the new building entrances. They advised they would be building a small foot wall at the sidewalk comparable to what was demolished, and that they had found an outlet for new tiles that would be very similar in size, shape and color to the tile that was removed. The windows would be a newer model appropriate to retail space but would be similar to most other retail buildings in the downtown area.

Board members discussed the proposed changes and concluded that the new construction would be acceptable. **Toews/Cushing to approve the redesign as submitted. Motion carried unanimously.**

The Board then continued discussing the remodel project. They were advised that the second floor Main Street-side window repairs were almost complete; Cushing and Reitz will do an inspection on June 30th prior to the interior wood trim being reinstalled. Ozeruga and Laurila noted that most of the other upstairs windows were being upgraded

to wood-clad windows instead of vinyl; Board members were pleased with that decision. Ozeruga and Laurila further advised that the old floors would be reused and refinished. The apartments were all framed in and plumbing and electrical was being installed. They also noted that the two skylights had been re-glazed and that the interior transom windows were being retained. They expected to install the Pacific Avenue door and the lift in the near future. They discussed that a new four-foot-wide staircase was being installed on the east end of the building for access to the apartments. This additional staircase was required by the building code because the existing staircase on the west end is actually not a part of this building; they only have an easement to use it and it would not be remodeled or improved at this time. Board members felt all of their efforts to retain and remodel the building were respectful of the building's heritage and were appreciated.

- C. **Strategic Plan – Review and Discussion of Next Draft:** As the latest draft had just been received, discussion was postponed to the next meeting. Reitz noted that we would need to have all the reviews and revisions done in the next couple of weeks, for adoption at the July meeting, as the end product must be submitted to SHPO in August. Tsur was working on the technical aspects and expected to have them available to the Board by the week's end. Reitz again stressed that he thought the tasks were too front-loaded in the first two years and that the Board needs to reevaluate the time required of to complete them.

4. **Old Business/New Business:**

- Approval of HLB Meeting Minutes. **The meeting minutes of May 24, 2016 were approved as submitted.**
- Council Liaison Report: None, as Kidd was excused.
- Staff Update: Reitz reported that the Tokola plans for the old Times Litho site were expected to be submitted shortly. He noted other projects either approved or anticipated, including a 28-unit complex at 21st Avenue and Hawthorne Street, a 200-unit complex at the old Haggen's site, a remodel of the McMenamins Grand Lodge to add rooms to the third floor, and a significant expansion of the Old Trapper production facility on 24th Avenue.
- New Business: Restore Oregon sent a letter to the Board requesting nominations for Oregon's Most Endangered Places (the A. T. Smith house is on the list this year) and for the DeMuro Award to honor historic restoration projects. Tsur commented that Knight Hall on university campus might be considered to be endangered because it is in an area being considered for redevelopment for student housing. Reitz said he would forward information from the university master plan for the Board's education.
- For the DeMuro Award it was suggested that the Macrum House would be an easy nomination due to the Oregonian article already done on the home. Tsur suggested we consider the Anderson Building for that owner's effort to keep it historically accurate. It was noted that when completed it could be a good project for next year. Concern was voiced if the Macrum House was submitted this year and approved that it might be problematic to expect a second approval the next year. Guidetti-Clapshaw volunteered to do some research on Restore Oregon to see what the application entailed and the likelihood of two places from the same town being approved in consecutive years.
- Whalen Garfias showed her catalog house project she did with her grade school class. She noted it was very successful and well received.

5. **Adjournment:** The June 28, 2016 meeting adjourned at 9:08 p.m.

These minutes respectfully submitted by George Cushing, Secretary