

APPROVED

Forest Grove Historic Landmarks Board
Community Auditorium, 1915 Main Street
August 28, 2018 -- 7:15 P.M. Page 1 of 3

Members Present: Jennifer Brent, Kelsey Trostle, Holly Tsur, Larissa Whalen Garfias, Bill Youngs (1 vacancy)
Members Excused: George Cushing
Staff Present: James Reitz
Council Liaison: Tom Johnston
Citizens Present: 06 (Preservation grant applicants and Melody Haveluck)

1. **Call to Order:** Tsur opened the meeting at 7:15 p.m.

2. **Citizen Communication:** None.

3. **Action Items / Discussion:**

- A. Preservation Grant Request – Templeton House at 1619 Maple Street (Washington County tax lot 1S305BC01001). Applicant: Ed Duchesneau. File Number: 311-18-000019-PLNG.** This is a proposed exterior painting project with an estimated cost of \$11,000. The current exterior has weather-related damage and chipped lead paint. The owner has begun some prep work in anticipation of the project. He plans to hire Straight Edge as the company was recommended by his general contractor. **Youngs/Trostle to approve the grant request. Motion carried unanimously.**
- B. Preservation Grant Request – Olovson House at 2318 15th Avenue (Washington County tax lot 1S306CA00400). Applicant: Molly Siebert. File Number: 311-18-000020-PLNG.** This is a proposed exterior painting project with an estimated cost of \$3,000. The current stucco exterior has some cracks. The owner is considering using an elastomeric coating. In anticipation of request, staff contacted Joy Sears with SHPO (Director of SHPO and Preservation Specialist). In an email, Sears expressed concern for using elastomeric paint due to other historic structures in Oregon sustaining significant moisture problems following its use. Youngs also expressed concern given his expertise as an architect of 30 years. The product does not allow the structure to breathe which can result in blistering. Latex paint meanwhile is breathable. In addition, paint cannot be applied over elastomeric thus forever altering the historic structure. Youngs recommends that the homeowner “embrace the cracks” as part of the home’s character. **Brent/Youngs to approve the grant request with the stipulation that an elastomeric coating not be used. Motion carried unanimously.**
- C. Preservation Grant Request – “Ludwig” House at 1419 Cedar Street (Washington County tax lot 1S306CA00600). Applicant: Kristin Ludwig. File Number: 311-18-000021-PLNG.** Youngs and Tsur have knowledge of the applicant but deem they can approach the project with impartiality. This is a proposed porch replacement project with an estimated cost of \$1,588. The current porch is in poor condition and presents a safety hazard to the homeowner. She mentioned that the informational postcard (mailed to all owners of historic buildings) was influential in her decision to begin the project. Tsur questioned whether the proposed railing on the porch would require Board approval – per staff, given the specifications of the porch, a railing is optional and does not require approval. Tsur also wondered if the owner’s plan to stain the porch is consistent with HLB guidelines – per staff, stain is an appropriate choice and was available during the time of the home’s construction. **Trostle/Whalen Garfias to approve grant request. Motion carried unanimously.**
- D. Preservation Grant Request – “King-Stanley” House at 2303 15th Avenue (Washington County tax lot 1S306BD14400). Applicants: Amber King and Chris Stanley. File Number: 311-18-000022-PLNG.** Youngs identified the applicants as neighbors but deems he can approach the project with impartiality. This a porch repair project with an estimated cost not yet confirmed (the owners are still reviewing their bids). The original front porch was constructed in three sections with a concrete overlay across

the top. The side sections have since cracked and separated from the center slab; this presents a safety hazard. The owners plan to repair the cracks and coat the stairs for cohesion. Work on the railing will be deferred until a future date although a timber strip will be added to the top of the existing railing to make it more attractive. **Brent/Trostle to approve the grant request. Motion carried unanimously.**

- E. **Public Safety Open House** – The event will take place on October 13, 2018. As Cushing usually organizes the event for the HLB, planning will be postponed until next month. In the interim Tsur will email Cushing to gauge his interest in organizing the HLB's participation. Whalen Garfias volunteered to prepare a children's activity on the theme of earthquake preparedness.
- F. **Media Outreach and Editorial Calendar** - Trostle will write an article about Main Street associations for September. Tsur would like to postpone her October article about hauntings until next year. There are no proposed articles for November and December although Cushing may have an article ready by next month. An acknowledgement is made that several HLB members are dealing with significant illnesses in their families and therefore have limited time to write articles for outreach. However, the HLB has participated in and plans to participate in several community outreach events thereby performing outreach through other outlets.
- G. **Downtown District** - The survey data is done. The consultants of HPNW and Jason Allen (SHPO reviewer) are working through edits on the context statement, ensuring that there were enough internal references cited. Documentation from 1993 context statement was not required to be as rigorous as it is today. Staff prepared a possible calendar for the tasks to be performed over the next several months; the HLB may modify it as it suits our needs. The Forest Grove City Council must rule on whether we proceed with plans for a Downtown District by early next year (taking action in January) so that the SHPO grant application can be filed in February. It is likely that we will need a lot of information ahead of time to present to the Council as they will not have much time to decide. Informational meetings could be done in place of canvassing, and SHPO staff could be present to help field specific questions. Tsur asked that the names of proposed buildings be listed and categorized into contributing and non-contributing to the district; staff will forward her the list. Dates for an open house will be considered at next month's meeting.

4. Old Business/New Business:

- **Funding Opportunities Update** - Trostle and Tsur are gathering background information. They plan to revisit this topic once time allows.
- **National Night Out Recap** - The event was attended by Whalen Garfias, Brent, Cushing, and Youngs. Nearly 100 kit homes were given out or made during the well-attended event. All of the district walking tour maps on hand were distributed and a number people asked about the preservation grant program.
- **Approval of Historic Landmarks Board Meeting Minutes** of June 26, 2018. **The meeting minutes of June 26, 2018 were approved with minor corrections.** There were no minutes for the July 24 meeting; it was not held due to lack of a quorum.
- **Council Liaison Report** - Johnston shared potential plans for a new police station (which will require a bond; the Council is researching its feasibility). There will be a public hearing September 10 to discuss an affordable housing ordinance. Metro has proposed a bond designed to promote affordable housing worth \$629 million; Forest Grove, however, would see only a small percentage of that number (about 1.2%). There will also be a proposed bond to build a new MAX line along Barbur Blvd. Johnston would like to see a bus and pedestrian thoroughfare overlaying the existing railroad track paralleling Highway 8.
- **FHFG Report** - Haveluck noted several changes in their leadership. Mary Jo Morelli is the new acting president as the prior president has stepped down; and they are looking for a new newsletter editor. The next newsletter articles are due mid-October.

- **Staff Update** - Reitz noted that a vacancy remains on the Board because neither of the two applicants appeared for their Council interviews.
- **Sidewalk Chalk Art Festival** - Several members expressed interest in participating in the September 15, 2018 event. Further discussion will take place by email. Johnston also recommends the Corn Roast as an excellent venue for community outreach.
- **September 25 Agenda** - Public safety open house planning pending Cushing's availability; planning for a Downtown District (we can continue to develop material via email); potential discussion of the Main Street Program; and potential discussion of alternate funding sources.

5. **Adjournment:** The August 28, 2018 meeting adjourned at 9:46 p.m.

These minutes respectively submitted by Larissa Whalen Garfias, Secretary pro tem