

**Historic Preservation Advisory Board  
Meeting Minutes  
April 8, 2002**

**Historic Preservation Advisory Board**

**Present**

Bob Newton, Chair  
John Koch  
Andy Collins  
Steven Gadd  
Carol Chin  
Max Geier  
Hugh Davidson, Excused  
Stewart Wershow, City Council Liaison  
Bruce Osen, Planning Commission Liaison

**Staff**

Kathleen Gager, Associate Planner  
Terri Valiant, Associate Planner  
Liz Ortman, Recording Secretary

**Guests**

Marfa Levine  
Trish Daniels  
Rick Casey  
George Rohrmann  
L Meadows  
R Chambers  
C Jewell  
Ken Oefelein  
Sharon Oefelein  
Penny York  
Gene Brockmeyer  
David Wark

**SUMMARY OF DISCUSSION**

Agenda Item	
I. Call to Order	Called to order at 5:03 p.m.
II. Review Minutes from the 2/25/02 and 3/11/02 meetings.	The minutes of the February 25, 2002 and the March 11, 2002 meetings were approved as amended.
III. Visitors' Propositions	None.
IV. Application Reviews: A. HPP02-00004, 446 SW 5 <sup>th</sup> Street, No Historic Name Given B. HPP02-00005, 820 SW 5 <sup>th</sup> Street, Fred & Adaline Olsen House C. HPP02-00006, 434 NW 2 <sup>nd</sup> Street, Fruitt House D. HPP02-00007, 137 SW 3 <sup>rd</sup> Street, Rennie-Smith Building	A. The Board recommends approval of parts of the permit application with a request for the applicant to return to the Board in two weeks with additional conditions and details (below for specifics). B. The Board reviewed this application and unanimously recommends approval of the application, with conditions. The applicant was also asked to return to the Board with requested details (see below). C. Gager noted that this item was reviewed and approved at staff level. D. The Board reviewed and unanimously recommends approval of the replacement of the existing awning and recommends approval of a blade-type sign and asked the applicant to return details of mounting the sign (where and how).
V Update on Historic Preservation Week Activities	Ortman updated the Board on the Historic Preservation Week activities. See below for dates and times of activities.
VI. Sign Program Update	Deferred to a later date.
VII. Historic Districts' Update	Associate Planner Kathy Gager updated the Board on the progress of the nomination process for the North College Hill Historic District. Gager informed the Board that SHPO has removed the nomination from the State Advisory Committee's May agenda but the Board must indicate their position on the eligibility of the district and sign and return the form supplied. The Board also needs to make a recommendation to the City Council as to what action they should take on May 6, 2002. See the recommendations below.
VIII. Visitors' Propositions	A. Penny York, Benton Center Director updated the Board with revised site and elevation plans for the remodel of the Benton Center. B. Marfa Levine, a representative from the Folklore Society, expressed her objection to the demolition of the gym and reviewed the various community uses and activities supported by the gym. Levine will investigate information she has received that the floor is a "Slats Gill" floor.
IX. Adjourn	Adjourned at 8:00 p.m..

## CONTENT OF DISCUSSION

- I. **CALL TO ORDER:** The meeting was called to order at 5:03 p.m. by Bob Newton, Chair.
- II. **REVIEW OF MINUTES FROM THE FEBRUARY 25, AND MARCH 11, 2002 MEETINGS -** The minutes from the February 25 and March 11, 2002 meetings were approved as amended.
- III. **VISITORS' PROPOSITIONS -** None.
- IV. **APPLICATION REVIEWS-** Associate Planner Kathy Gager reviewed the following permit applications:

- A. **HPP02-00004, 446 SW 5<sup>th</sup> Street, No Historic Name Known -** Owner/applicant Louise Meadows submitted an application to construct a new, 2-story building and parking area in the Avery-Helm Historic District. The proposed new building would be for a second residential structure attached to the existing residential structure.

The Board reviewed the application and unanimously recommends approval of the application for the scale, the site location, set-backs, general design, and general materials of the structure with the following conditions for final review and detailed approval:

- 1) the 12 foot setback reduced area (west of the new structure) be landscaped so that it is clear that it is not parking;
- 2) that any required connection between the two building (i.e., a roof or breezeway) be designed with similar materials and roof line to the new structure;
- 3) that design details be resubmitted to the HPAB for additional details and materials for the exterior finish of the structure such as: items such as: windows, doors, trim, exposed rafter tails, gutter, pillars, roofing, molding, railings, porch design and foundation materials.

The applicant will return to the Board in two weeks with the requests for the additional details and the Board can make their recommendation of approval on a very specific set of plans. .

A lot development application altering the setbacks of this property to allow this structure was approved in February, 2002 (#LDDO02-00002).

- B. **HPP02-00005, 820 SW 5<sup>th</sup> Street, Fred & Adaline Olsen House -** Owner/Applicant Russ Chambers submitted an application to construct a new, one-story, accessory building in the Avery-Helm Historic District, at 820 SW 5<sup>th</sup> Street. This structure will be placed in the back of the existing structure, near a driveway.

The Board reviewed and discussed the application and recommends denial of the applicant's request to use a 4/12 pitch roof favoring a 6/12 pitch instead. However, the Board unanimously recommends approval application submitted with the following conditions:

- 1) the roof be 6/12 pitch
- 2) 18 inch overhang be provided on the front (east side) and the north side of the structure
- 3) that the barge-board rafter be similar as the one exhibited on the structure at 819 SW 5<sup>th</sup> except that it be a 2" X 6"
- 4) that the molding around the side-single door, garage door and windows are similar in style to the existing structure
- 5) Some type of lap-siding be used (applicant's choice)
- 6) that the side-single door and window be some type of recycled wood, but of a vintage that is similar to the vintage (circa 1920) that is on the existing structure.

The applicant is being asked to return to the Board in two weeks, or at a future Board hearing, to present additional design and material details on the "garage door."

- C. **HPP02-00006, 434 NW 2<sup>nd</sup> Street, Fruitt House -** The owner/applicant Terry Barker submitted a request for a series of minor modifications that were primarily maintenance oriented and they were approved at the staff level review.

- D. **HPP02-00007, 137 SW 3<sup>rd</sup> Street, Rennie-Smith Building -** This application is being submitted by the tenant Ken Oefelein with the approval of the property owner Nancy Wike. Part of the application request was approved at the staff level. This part of the request was to change the

building paint colors, which is an exempt activity; change the sign at the rear of the building by repainting the existing sign; and to replace the painted wood window trim with oak window trim.

The Board reviewed and discussed the additional permit application requests which are the placement of a new sign on the building, or to alter the existing sign on the front of the building, and to replace the existing awning. The Oefelein's are requesting and would prefer to re-use a sign from their current location, if permitted, or provide a new blade sign similar to the existing sign. The discussion focused on the location of the placement of the sign and particulars of the actual installment of the sign. The design and materials of the existing sign is permitted. The Board favors the placement of the sign above the awning where the existing "Anderson's" lettering exists but a new blade sign may have to be narrower than the existing blade sign to fit into this space.

The Board recommends approval of relocating the existing sign, approves the concept of a blade sign and requests that the Oefelein's return to the Board in two weeks with additional details as to where and how the sign will actually be mounted and if they have an alternate plan to install a sign other than the existing Gracewinds blade sign.

Motion was withdrawn and another was made and unanimously accepted to recommend approval of the individual three-dimensional letters as the existing Gracewinds' style, applied across and within the present wooden area of the Anderson's sign (between the awning and the concrete work); or as an option, a smaller blade-type sign and location for it's mounting, which would be brought back in detail for a final approval.

The Board also unanimously recommends approval of replacement of the awning as submitted.

**Chair Bob Newton left the meeting at this point and Co-Chair Koch took over the meeting.**

- V. UPDATE ON HISTORIC PRESERVATION WEEK ACTIVITIES** - Liz Ortman updated the Board on the status of the Historic Preservation Week activities. Tours have been scheduled as follows:
- Monday, May 13, 12-2 p.m. - Presentation of the Crystal Lake Cemetery by Judy Juntunen, at the City County Public Library Main
  - Tuesday, May 14, 11 a.m. - Crystal Lake Cemetery tour by George Edmonston Jr.
  - Tuesday, May 14, 3-5 p.m. - OSU Campus Tour - Larry Landis
  - Wednesday, May 15, 10 a.m. - West College Hill National Historic District tour

One notice will appear in the Benton County Historical newsletter in April, and plans on display ads in the Gazette-Times and Barometer along with mailings to interested parties and the Neighborhood Associations.

Hugh Davidson stated that he located the archeologist for the riverfront archeological dig. They are historic archeologists Jim and Kirsten Hé eert (sp) from southwest Louisiana and may be interested in putting something together that could be used in future years as they may not be around next year. They have extensive experience from around the country. Hugh will get pertinent information to staff regarding contacting Jim and Kirsten.

- VI. SIGN PROGRAM UPDATE** - Associate Planner Kathy Gager deferred information on this item to a later date.
- VII. HISTORIC DISTRICTS' UPDATE** - Associate Planner Gager updated the Board with information on North College Hill Historic District. The nomination including changes based on previous PAB comments, was forwarded to SHPO. This is also the information that would also be officially forwarded to the State Advisory Committee. Several activities have occurred in the past couple of weeks that impact the nomination. Representatives from the North College Hill Neighborhood Association, Trish Daniels and Carol Chin, have completed their informal survey and have discovered that there has been a campaign in opposition forming the district. The results of the informal survey show that there are 40 property owners in opposition, 23 indicated support, 7 that indicated no opposition and 3 that were neutral. These results were forwarded to SHPO staff, who are concerned with the results. Their primary concern is that they have recently had three historic district nominations with strong neighborhood support advance to the State Advisory Committee and after the State Advisory Committee's review and prior to the Parks Service approval, there was an active campaign in each of the three districts that overturned or threatened support of the district. SHPO's wishes to avoid repeating those experiences and having the North College