

NEWBERG HISTORIC PRESERVATION COMMISSION MINUTES
February 28, 2017, 7:00 PM
PUBLIC SAFETY BUILDING (401 E. THIRD STREET)

Chair Rick Fieldhouse called the meeting to order at 7:03 p.m.

ROLL CALL

Members Present: Rick Fieldhouse, Chair
Barbara Doyle
Geary Linhart
Zoe Jenkins, Student

Members Absent: Chuck Zickefoose
Ryan Howard

Staff Present: Doug Rux, Community Development Director
Steve Olson, Senior Planner
Bobbie Morgan, Office Assistant II

PUBLIC COMMENTS: None.

CONSENT CALENDAR:

Approval of the January 24, 2017 HPC meeting minutes

MOTION: Geary Linhart/Barbara Doyle made a motion to approve the January 24, 2017 HPC meeting minutes. Motion carried (3 Yes/0 No).

QUASI-JUDICIAL PUBLIC HEARING (complete registration form to give testimony - 5 minute maximum per person except for principals, unless otherwise set by majority motion of the Commission).

Chair Rick Fieldhouse opened the hearing at 7:06 p.m.

Historic Review – Chehalem Cultural Center Patio: Consider an application to build an outdoor patio adjacent to the ballroom at the northwest corner of the Cultural Center.

APPLICANT: Chehalem Park and Recreation District

LOCATION: 415 E. Sheridan Street

FILE NO.: HISD3-16-002

ORDER: 2017-001

CRITERIA: Newberg Development Code Section: 15.344.030(A)(3)

The legal announcement was read by Chair Rick Fieldhouse.

Call for abstentions, bias, ex parte contacts, and objections to jurisdiction: Chair Rick Fieldhouse said he was the property manager of the Masonic Lodge across the street from the Cultural Center, but was not biased.

The staff report was presented by Senior Planner Steve Olson. He discussed the location of the site. This application would also go before the Planning Commission as well as the HPC, in order to evaluate the non-historic issues. The patio would be located on the west side of the building and had a connection to the ballroom. Currently the site was graveled and was used as an overflow parking area. He then discussed the site plan and reviewed the criteria for historic modifications. The historic character of the

site had to be preserved, there were no false historic additions, any historically significant changes that happened over time had to be retained, significant features had to be repaired rather than replaced, no harsh cleaning techniques could be used, archeological resources were to be protected, new work should be compatible with the old but differentiated, and additions should be able to be removed in the future. This would be a flat patio, no historic features were being removed, and the pavers would be light gray and compatible with those already on the site. It was low profile and only a few inches tall. Landscaping would be added on Blaine Street. The historic character of the site was large yards open around the building and this would retain that. They were not trying to recreate a historic building. The patio could be removed without affecting the historical character of the property. Extreme care needed to be taken when excavating and if any archeological resources were found, an archeologist would be called and work would be stopped until the site was evaluated. Staff recommended approval with conditions. He then listed the conditions.

Commissioner Barbara Doyle was concerned about the entrance to the overflow parking area, traffic, and safety. SP Olson explained the overflow parking area and access. When the upstairs of the building was renovated in a later phase the parking needs would be readdressed. Community Development Director Doug Rux said the HPC's purview was to look at the historical aspects of the project. This was a ground level patio that would come up to the gravel area. There was a metal edging, but there was nothing that marked a separation from the patio and gravel lot. Cones could be put out for events.

Public Testimony:

Proponents:

Jim McMaster, Chehalem Parks and Recreation District, said the District agreed with the staff report. This would be a small patio area and people could come out of the Cultural Center onto the patio area. Safety was a concern, and there would be cones or moveable planters for events to keep traffic from going that way.

Opponents or Neutral Testimony: None.

No additional written correspondence was received.

Chair Rick Fieldhouse closed the public testimony portion of the hearing at 7:27 p.m.

The final recommendation from staff was for approval.

Commissioner Barbara Doyle said in the past there had been issues with the parking and she had concerns about safety, but those would be addressed by the Planning Commission, not the HPC.

MOTION: Geary Linhart/Rick Fieldhouse moved to adopt Order 2017-001. Motion carried (3 Yes/0 No).

Historic Review – 115 N. Washington Street: Consider an application to remodel and add an addition to Recipe Restaurant.

APPLICANT: LPP Properties

LOCATION: 115 N. Washington Street

FILE NO.: HISD3-17-001

ORDER: 2017-002

CRITERIA: Newberg Development Code Sections: 15.344.030(A)(3)

Chair Rick Fieldhouse opened the hearing at 7:34 p.m.

Call for abstentions, bias, ex parte contact, and objections to jurisdiction: None.

The legal announcement was read by Chair Rick Fieldhouse.

The staff report was presented by SP Olson. This property was known as the Recipe Restaurant building. This was a review of an interior remodel and an addition to the back of the building. The City's historic standards only applied to exterior improvements. There had been fire damage to the building and while the applicant was repairing that, they were also making improvements. They planned to enlarge the kitchen, add an ADA restroom, and make the building function better as a restaurant. There had been many additions to the back, and the applicant planned to replace them with a single new addition that better complimented the historic character of the building. The majority of the building would not be changed or affected by the project. He then explained the site plan and building elevations. He described the differentiation between the new addition and the historic building including the difference in paneling along the base. The application substantially complied with the criteria. The historic character was being preserved, there were no false historical additions, historically significant changes would be retained, they were repairing rather than replacing features, no harsh cleaning techniques would be used, archeologic resources would be protected, the new work was compatible with the old and was differentiated, and the addition was able to be removed in the future. The significant interior changes would improve the function of the building, but did not affect the exterior historic character. The older additions did not compliment the historic character of the house, and their removal was a positive step. The proposed addition was complimentary to the main building and was better integrated. The porch would be improved and its historic character would be maintained and the decorative elements would remain. The ADA ramp was being brought up to Code as well as the parking. The addition could be removed, but it would be integrated into the function of the entire building. If it was removed, another small addition would be needed to maintain the ramp. It mostly met that criterion. One condition was that if archeological resources were discovered, an archeologist would be called and work would be stopped until it was evaluated. Staff recommended approval with conditions.

Public Testimony:

Proponents:

Loni Parrish, applicant, thought this was an opportunity to make the building look better. All of the historic details would be retained. They would be able to put two bathrooms inside instead of the bathrooms being outside, enlarge the kitchen, and have a ramp as part of the walkway. She explained where the parking was located.

Opponents or Neutral Testimony: None.

No additional written correspondence was received.

The final recommendation from staff was for approval.

The public testimony portion of the hearing was closed at 7:58 p.m.

Commissioner Geary Linhart thought these improvements would add to the character of the site.

Chair Rick Fieldhouse agreed the older additions did not help with the historic character or theme. He was pleased that the ADA access was being improved.

MOTION: Geary Linhart/Barbara Doyle moved to adopt Order 2017-002. Motion carried (3 Yes/0 No).
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NEXT MEETING:

CDD Rux said there was no set date for the next HPC meeting. The Certified Local Government Grant for the Cameo Theatre had been submitted. SP Olson said the grant award announcement would be made in April.

CDD Rux said the Downtown Coalition had been talking with historic chapters regarding a separate state parks program for the exterior restoration of the building as well.

ADJOURNMENT: Chair Rick Fieldhouse adjourned meeting at 8:03 p.m.

Approved by the Newberg Historic Preservation Commission (next meeting)



Rick Fieldhouse,
Historic Preservation Commission Chair



Bobbie Morgan, Office Assistant II