

Historical and Architectural Review Commission **Public Hearing Minutes**

Wednesday, March 24, 2021
5:00 p.m.

Zoom

Call to Order/ Roll Call 5:00 pm

Present: Commissioner Trish Murdoch, Councilor Liaison Jim Lewis, Commissioner Sally Melgard, Vice Chair Andrew Hellenthal, and Chair Penni Viets

Absent: Commissioner Jack Akin

Staff Present: Planning Director Ian J. Foster, Contract Principal Planner (RVCOG) Ryan Nolan, City Planner Zac Thompson, and Planning Technician Diane Oliver

Introductions and Review of Agenda

Minutes: March 3, 2021 minutes stand as submitted

General Public Comment: None

Public Hearing Opened: 5:05PM

a) **File Number # 2021-014- Certificate of Appropriateness**

Request: External Restoration

Address: 305 South Oregon Street

Applicants/Agents: Brian and Kathleen Dunn/Michael Thornton/Carlos Delgado

Zachery Thompson, City Planner presented his staff report for the record and commissioners had no questions

No questions for staff

Agent: *Michael Thornton, 260 N. Third Street, Jacksonville Or, 97530 of Thornton Engineering presented his proposal to the Commission and answered questions of Vice Chair Andrew Hellenthal regarding maintaining the Historic Integrity of the home including preserving the Chimneys, and asked the applicant if they obtained cost estimates to keep the chimneys instead of removing them?*

Applicant: *Brian Dunn the applicant, 624 Sterling Street, Jacksonville, OR 97530 answered questions regarding preserving the chimneys, and no estimates to preserve the chimneys have been obtained yet. The applicant wants the chimneys gone because they intend to operate multiple short-term vacation rentals and do not want to expose the tenants to fire boxes that they could accidentally use. The two chimneys occupy space that the applicant needs inside of the home. One chimney doesn't go all the way to the ground where the foundation of the home needs to be replaced.*

Agent: *Carlos Delgado, the architect at 217 4th Street, Ashland OR 97520 who is very familiar with Historic resources shared his opinion on the matter of removing the chimneys instead of restoring them. He believes the historic chimneys don't fit this single-family home or the surrounding neighborhood. His opinion is that the integrity of this home is compromised by having multiple chimneys. If there were multi-family structures in the neighborhood, then yes, the chimneys would fit in better.*

Vice Chair Hellenthal stated that the home is not going to be used as a single-family home. He believes the chimneys are of historic significance and tell a story of why homes had multiple chimneys. They were used for heating and cooking and we should never eliminate those types of historic features. He understands the cost of maintaining a historic home, he also lives in one, however people come to Jacksonville because we protect the historic nature of this town, we take people on tours and talk about the historic significance of the homes here, and we share how the homes heated and cooked with the multiple chimneys, they represent a significant time in history of how people lived in that day. The chimneys are part of the historic significance that tell a story. He understands the cost to maintain, but believes we must not quickly dismiss these features and demolish them because there is a need for more interior living space, it's not a good argument here because there are ways to restore them. There are ways to get bids on restoring them, and Vice Chair Hellenthal encouraged them to do so possibly through grant money in the future. The purpose of historic preservation is to preserve the way of how life was lived back then when the house was constructed.

Agent: Michael Thornton, 260 N. Third Street, Jacksonville Or, 97530 of Thornton Engineering acknowledges and embraces Vice Chair Hellenthal's concerns.

Commissioner Melgard asked if the stabilization of both chimneys have been investigated? She knows that you can stabilize, clean, and seal them off in the interior part of the house so that they can't be used for heating or cooking. These two structures are prominent architectural features of the house and we should figure out a way to preserve them.

Agent: Michael Thornton answered the question, so if HARC finds that they need to condition the approval with the retaining of the chimneys for the historic purposes his team will come up with a design that would be a framed chimney utilizing the brick on the property to then encompass that framing and it would really be just a faux chimney that rises above the roof line. From the street you wouldn't know if it was a firebox or not, so it would certainly look like it belongs to the historic structure while working closely with the architect Carlos. If HARC does find that it is important to for the reasons stated earlier to retain the chimneys we will.

Ian Foster, Planning Director to clarify with the agent, Mr. Thornton your request is to remove the chimney, so if HARC finds that they need to be retained, the HARC could either approve all of it, deny that portion of the request, and the thought would be that you would re-submit specifically for those chimneys, and you'd be fine with a condition that potentially they'd be re-constructed, is that correct?

Agent: Michael Thornton answered yes, and we're asking HARC to work with us, after all, there are a lot of elements and working parts to restoring a historic house, and if HARC chooses that we need to have the chimneys as a historic element we are agreeable and would prefer that they not deny the application, but instead conditioning it, so that staff can have the authority to review our construction drawings to make sure it's themed in the spirit of HARC's intent

Ian Foster, Planning Director requested a short recess from the Chair

Ian Foster, Planning Director clarified for the record because the request is to remove the chimneys, so we want to confirm that if the applicant is in agreement, and if HARC finds that the chimneys should be replaced, and that's only if, because HARC will be making the final decision, we want to make sure that the applicant is potentially agreeable to that condition

Agent: Michael Thornton stated that they are looking forward to HARC's deliberations, and if they want us to retain the chimneys for the reasons stated in this hearing, we are agreeable with a condition, and hope that the planning department can have the authority to review so that another HARC hearing isn't necessary and we can keep the project moving along

No other questions from Commissioners

Public Testimony: None

Rebuttal Testimony: *None*

Move to: Close the public hearing

Motion by: Commissioner Murdoch

Seconded by: Commissioner Melgard

Vote: All “Ayes” none opposed, public hearing is closed

Move to: Approve the 2021-014 Certificate of Appropriateness application with conditions; the requested replacement of the foundation, to restore the wrap around porch, repair and reconstruct the front stairway, repair and replace the identified windows and doors. Also, to remove both the chimneys, HARC finds that application complies with 18.10. Maintenance Standards with the following condition of approval, that the applicant shall replace the 2 chimneys with in-kind historically appropriate period chimneys with the staff to review the final drawings

Motion by: Vice Chair Hellenthal

Seconded by: Councilor Lewis

Discussion on the motion

Roll Call Vote:

Commissioner Melgard; Yes

Commissioner Murdoch; No

Vice Chair Hellenthal; Yes

Chair Viets; Yes

Motion Passes

Public Hearing Opened: 6:10 PM

b) File Number # 2021-021- **Certificate of Appropriateness**

Request: Seismic Retrofit and Addition of Second Story

Address: 180 North Third Street

Applicant: The City of Jacksonville

Ryan Nolan, Principal Planner RVCOG presented his staff report for the record and answered questions of commissioners

Discussion and questions between Commissioners and staff

Agent: Matthew Crawford, with ZCS Engineering 524 Main Street, Suite 2, Oregon City Or, 97045 answered questions of Commissioners

Public Testimony: *None*

Rebuttal Testimony: *None*

Move to: Close the public hearing

Motion by: Councilor Lewis

Seconded by: Commissioner Murdoch

Vote: All “Ayes” none opposed, hearing is closed

Move to: Approve the application with file number 2021-021 with the staff report dated March 17, 2021 with staff recommended conditions 1-5

Motion by: Councilor Lewis

Seconded by: Commissioner Murdoch

No discussion on the motion

Vote: All “Ayes” none opposed, the motion passes

Consent Calendar Item: Review of Kozy Korner’s Covenants, Conditions, and Restrictions located at 785 Bybee Drive

Move to: Approve the Consent calendar item

Motion By: Councilor Lewis

Seconded by: Commissioner Murdoch

Discussion on the motion

Vote: All “Ayes” none opposed, consent item is approved

Business from Commission and Staff:

City Council Update: *Our second meeting of the month will be a City Council study session while we work on prioritizing things like our emergency response based on our experience this last fall. We’re looking at exposures, evacuation plans, communications with the voters.*

Planning Director Update: *Not much to report, we are proceeding with the code updates, and have had a couple of meetings. We are getting busy again in the Planning Department and have booked several Pre-Application Conferences in the last couple of weeks. I will be gone for a couple of weeks, but Zac will be covering and Ryan Nolan will be on call if anything goes haywire in the department.*

Adjourn: 6:35 pm



Penni Viets, Chair HARC



Diane Oliver, Building/Planning Technician

Date of Approval: 3-24-2021