

Meeting Minutes

Monday, April 7, 2025
Online Meeting via Zoom
6:00pm

I. Call to Order

A regular session of the Historic Resources Subcommittee was called to order by Chair Teri Browne at 6:04pm on the 7th of April, 2025. The meeting was held online via Zoom. The meeting was digitally recorded, and minutes were prepared by Hayley Hamann.

MEMBERS PRESENT: Teri Browne, Chair
Sarale Hickson
Tonia Lindquist
Judy Miller
Mark Moore

MEMBERS ABSENT: Heather Ricks
Marisa Swenson

STAFF PRESENT: Hayley Hamann, Administrative Assistant
John Floyd, Planner II
Austin Ross, Planner II, Staff Liaison
Terra Wilcoxson, Comprehensive Planning Manager

II. Type III Application Recommendation: HL-24-00546 Exterior Alteration of Hamlin-Johnson Class 1 Historic Landmark

Chair Browne reviewed the opening statement.

Order of Procedure

Pursuant to application number HL-24-00546, Federico and Laura Villalobos seek approval to make exterior alterations to a Class 1 Historic Landmark, the Hamlin-Johnson House, located at 1322 SE 282nd Avenue. The applicant had already done much of the work and applied retroactively. This was the second application before the Historic Resources Subcommittee for this scope of work, the first was considered on May 8, 2019, under application HLA-19-26000040. That application expired, making a second application necessary.

- One subcommittee member (Sarale Hickson) made the disclosure that she was previously an employee for the City of Gresham and was the planner assigned to the case from 2019. Hickson chose to abstain from participating in and voting on this application. She left the Zoom meeting for the remainder of the application discussion. No other subcommittee member wished to make any disclosure or abstain from participating in or voting on this application.
- No subcommittee members declared any contact with any person or party involved in the application, other than staff.

- No subcommittee member wished to object to the jurisdiction of the Historic Resources Subcommittee to discuss the application and make a recommendation to the City's Hearings Officer.

Staff Presentation

John Floyd gave a presentation on the background of the historical home in question and the applicant's proposed exterior changes, as well as changes that have already been made.

The Hamlin-Johnson House was constructed in 1888 in the Gothic Revival style and remodeled in 1903 with Queen-Anne-style detailing. This home is a Class One Gresham Landmark, and is also on the national register. The current owners purchased the property in 2018 and immediately commenced a major remodel with many of the work done being unpermitted. A code compliance case was opened in 2019 and the Hearings Officer imposed 11 conditions of approval for the resolution of this case. The approval expired due to a failure to submit building permits required for some of the work, and not all of the restorations were performed. Floyd mentioned that Staff's recommendations for this application were guided by the findings made by the Hearings Officer in 2019.

Completed work that was previously approved by the Hearings Officer included:

- Replacement of original laundry room and kitchen doors
- Replacement of original front door with contemporary front door with Queen-Anne-style screen door
- Installation of lattice skirting under the front porch
- Replacement of front porch railings
- Re-roofing with asphalt shingles

Unsatisfied Conditions of approval included:

- Removal of window gridding from all new windows
- Restoration of second story windows on east façade
- Trim on all windows to be retained or replaced with wooden trim more closely matching original trim
- Two chimneys visible from SE Lusted to be replaced with replacement structures faced with fired brick of any thickness more closely matching the original chimneys

The scope of work for new alterations in the application included:

- Replacement of 10 historic sunroom windows with five vinyl windows
- Replacement of original sunroom and second story balcony doors with contemporary replacements
- New contemporary awning
- Air condensers
- Concrete Patios
- New second story screen door and railings to match front porch
- Future replacement of siding on southern façade

Extensive detail and photographs were shown in the presentation relating to alterations made to the home and whether these were in compliance with the conditions of approval from the 2019 application.

Staff Recommendation

Staff recommended approval to the Hearings Officer the proposed modifications in application number HLA-19-26000040 subject to the following conditions:

1. All exterior replacement products (windows, trim, decking, railings, siding, etc.) must be approved by the Planning Manager prior to installation.
2. The applicant must consult with the building department and obtain any permits required by Oregon Residential Specialty Code before any further work is performed.
3. The window gridding shall be removed from all new vinyl windows, or the window shall be replaced with non-gridded windows.
4. The sliding vinyl window on the second floor of the east side of the house shall be replaced with two paired windows and separating trim of matching shape and size to those that were removed.
5. The new vinyl windows and door on the sunroom shall be replaced with new windows that match the historical proportion, shape, and detail of the original windows and door.
6. The trim on all windows shall be retained or replaced with wooden trim identical in size, depth, and detail to the original.
7. The two chimneys which were visible from SE Lusted shall be replaced with brick structures on the roof which match the original chimneys in terms of dimensions and detail.
8. Any repair or replacement of the exterior siding must preserve or match the shapes, proportions, and materials (solid wood) of the existing.

Committee Discussion

The HRS discussed that the alterations that have been made have given the house a more contemporary look rather than preserving the historic character. Mark Moore mentioned that the awnings detract from the historic nature, that the trim around the windows should be returned to a more substantial look than what the newer photos show, and that the chimneys should be returned to a more period-appropriate look. Committee members discuss the paving around the house being much more modern than they would expect for this historic home. They agreed that because of the modernizing impact of the concrete surrounding the house they felt the importance of focusing on restoring the details of the original structure and being strict in that regard.

Motion

The subcommittee completed their discussion and concurred that they were ready to make a recommendation.

Mark Moore motioned that the Historic Resources Subcommittee recommend to the Hearings Officer the approval of application HL-24-00546 based on the findings, conclusions, and recommendations in the April 7, 2025, staff memo with the following modifications:

- Addition of condition 9 requiring removal of the 2 contemporary awnings above the laundry room and sunroom doors
- Addition of the finding that the proposed chimney-style features be consistent with the original in design, detail, and dimensions.

Judy Miller seconded the motion.

There was no discussion on the motion.

Teri Browne	Aye
Sarale Hickson	Abstained
Tonia Lindquist	Aye
Judy Miller	Aye
Mark Moore	Aye

The motion passed unanimously.

*Sarale Hickson was notified that the application discussion had concluded and rejoined the Zoom webinar.

III. Chair and Vice-Chair Elections

Mark Moore nominated Chair Brown for reelection of Chair. Chair Brown stated that after 5 years of being Chair she would like to step down. Chair Browne nominated Mark Moore for Chair, to which he accepted. Members voted unanimously to elect Mark Moore as the new Chair of the HRS. Mark Moore and Chair Browne made suggestions to nominate Judy Miller as vice-chair. Miller declined the nomination. Chair Browne nominated Sarale Hickson for the election of vice-chair, to which Hickson accepted. Members voted unanimously to elect Sarale Hickson as Vice-Chair of the HRS.

IV. Other Committee Business

Staff Update- Austin Ross gave the committee an update on the Reconnaissance Level Survey of Downtown. The final report is in the works by the consultant in conjunction with the State Historic Preservation Office and should be completed by the end of June.

May is National History Month. Staff is working on a historical biking tour event to visit different historic locations in Gresham. The even is tentatively planned for Sunday, May 18th.

Council Liaison Update- Councilor Piazza was not in attendance of this meeting.

Committee Member Update- No members had any pertinent updates for the group.

IV. Adjourn

The meeting adjourned at 7:34pm.

Chairperson

Recording Assistant

Date

Date

A full recording of this meeting is available upon request.

*These meeting minutes were approved by the Historic Resources Subcommittee on June 9th, 2025.