



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes

Historic Review Board

Tuesday, November 26, 2019

7:00 PM

Commission Chambers

1. Call To Order

Chair Baysinger called the meeting to order at 7:03 PM.

Present: 3 - Grant Blythe, Ken Baysinger and Claire Met

Absent: 2 - Jon McLoughlin and Ray Stobie

2. Public Comments

There were no public comments on non agenda items.

3. Public Hearing

3a. GLUA-19-00043 and HR-19-00003: Historic Review for New Construction in the Canemah National Register District at 710 3rd Avenue

Chair Baysinger opened the public hearing and read the hearing statement. He asked if any Board members had ex parte contacts, conflicts of interest, bias, or statements to declare.

Chair Baysinger stated he was a licensed realtor broker in Oregon and in that capacity he helped buyers and sellers of residential property throughout this area including the Canemah and McLoughlin districts. The property under review was not for sale and he had no actual conflict of interest. Any decision he made would be based on the applicable criteria.

All Board members had visited the site.

Kelly Reid, Planner, presented the staff report. She entered into the record some emails from the public and Board responses. This was a request for a new single family home in the Canemah National Register District on 3rd Avenue. There was a channelled stream that ran through the middle of the property. The applicant also submitted applications for a geologic hazard review and natural resource overlay review. These were staff level reviews and had not yet been completed. She described the subject site and site plan. There would be no garage and the driveway would be in the public right-of-way. This would be a small vernacular style home due to the constraints of the site. The design was similar to the neighboring property. The creek was part of the character of the district and had to be preserved. There was also a wetland on the property. She discussed the materials that would be used for the new home and recommended conditions of approval. Staff also recommended that the HRB grant a preservation incentive to allow the front porch and front of the home to be

placed within the front setback area as proposed.

The Board asked questions regarding the setbacks, protection of the basalt channel, and wetland mitigation.

Mark Zawadzki, applicant, thought building this home would be an improvement to the street and he could build it. He would not disturb the basalt channel. There were some dead trees that would be removed. He knew he was supposed to contact SHPO if any Native American artifacts were found on the site.

Yurit Mulder, resident of Oregon City, lived next door. He discussed the dimensions of the proposed home and how the creek line and dimensions could change if there was flooding or if the boulders on the property were moved. He did not think this plan fit the lot well and he did not think they should build to the property line if that would mean they would be five feet from his house. He also thought there would be issues with water coming into the house.

Ms. Reid clarified there was no required minimum setback from the stream for this application.

Mr. Zawadzki stated the basalt wall would keep the creek from moving and they would be able to move the boulders without disturbing the creek.

Chair Baysinger closed the public hearing.

Board Member Blythe thought the design, size, and massing of the house was appropriate and he was in favor of the preservation incentive. He suggested adding a condition that the basalt channel not be disturbed during construction.

Board Member Met clarified that the front porch would be perpendicular. She also thought the proposal was appropriate.

A motion was made by Board Member Met, seconded by Board Member Blythe, to approve GLUA-19-00043 and HR-19-00003: Historic Review for New Construction in the Canemah National Register District at 710 3rd Avenue with the conditions recommended by staff and the additional condition proposed by Board Member Blythe. The motion carried by the following vote:

Aye: 3 - Grant Blythe, Ken Baysinger and Claire Met

4. Other Business

4a. Design Advice: New construction in the mixed use corridor zone (MUC-1) in the McLoughlin Conservation District (near 5th Street and Monroe)

Ms. Reid explained the proposed new construction in the mixed use corridor zone (MUC-1) near 5th Street and Monroe and a mixed use project at the corner of 7th Street and Monroe, both in the McLoughlin Conservation District. The development on 5th Street would have a commercial studio on the ground floor and the remainder of the building would be a single family home with an attached garage. It was proposed to be a bungalow style which did not fit the guidelines and the massing was too large. It met the mixed use corridor zoning as a live/work unit.

Bogdan Smolinets was representing the applicant. He discussed the design of the

building due to the slope and geotechnical hazard zone on the property. The garage would serve as a buffer and retaining wall to prevent sliding. The studio was required to be facing the street.

There were suggestions for the design elements, using a foursquare style, reducing the massing, and using horizontal siding for the home and mitigating for the attached garage.

Ms. Reid reviewed the proposal for 7th Street which would be a commercial/residential two story design. It would have similar elements as the existing historic building next door and would have a zero setback from the property line. She discussed the ground floor and upper floor height standards.

There was discussion regarding modifying the heights. The Board was in favor of what was proposed.

4b. City Commission direction to review definitions of new construction and demolition

Ms. Reid gave a background on the City Commission's direction to review definitions of new construction and demolition. This was in regard to small alterations to undesignated structures and they would revisit the definition of new construction, demolition, and major public improvement. This discussion would be brought back to the Board in January. It could also be part of the Comprehensive Plan update next year.

4c. Minutes

A motion was made by Board Member Met, seconded by Board Member Blythe, to approve the December 4, 2018 and January 22, 2019 minutes. The motion carried by the following vote:

Aye: 3 - Grant Blythe, Ken Baysinger and Claire Met

5. Communications

Ms. Reid discussed upcoming agenda items.

6. Adjournment

Chair Baysinger adjourned the meeting at 8:53 PM.