



City of Oregon City

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

Meeting Minutes Historic Review Board

Tuesday, October 27, 2020

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Acting Chair Baysinger called the meeting to order at 7:01 PM.

Present: 3 - Board Member Ken Baysinger, Board Member Grant Blythe, and Board Member Ray Stobie

Absent: 1 - Board Member Claire Met

Staffers: 2 - Community Development Director Laura Terway and Planner Kelly Reid

2. Public Comment – None

3. Public Hearing: GLUA-20-000043 and HR 20-00009: Historic Review for a new single family home and detached garage in the Canemah National Register District at 616 4th Avenue

Acting Chair Baysinger opened the public hearing.

Laura Terway, Community Development Director, read the hearing statement.

Acting Chair Baysinger asked if the Board had any ex parte contacts, conflicts of interest, bias, or any other statements to declare. There were none. All Board members had visited the site.

Kelly Reid, Planner, presented the staff report. This was a proposal for a new home and detached garage in the Canemah District. She explained the location, 4th Avenue view, site plan, design, and elevations. She asked for HRB guidance on the front door, garage doors, windows, lot coverage, and pedestrian access. She reviewed the recommended conditions of approval.

Levy Moroshan, applicant, said he had chosen the front door to match the windows and design criteria and the garage doors were not visible from the street. He was open to any changes proposed. From previous discussions with the Board, he had implemented a detached garage and placement of the windows. Part of the approach would have to be dug up for the sewer connection and if it needed to be reconfigured, it would take place after that connection.

Ron Bistline, representing the Canemah Neighborhood Association, said the Association had not had a chance to review this application due to the fires and had no official comment. He then made personal comments. He thought no grids should be allowed for the front door, the proposed siding was smooth Cedar, and the two sets of three small windows on the main floor should be changed to longer windows to match the upper windows.

Ms. Reid read a portion of the letter from Paul Edgar regarding the windows.

Mr. Moroshan said the main floor windows were a design element the architect did, but he had no problem matching the upper windows instead.

Acting Chair Baysinger closed the public hearing.

There was consensus to add a condition that the applicant replace the two banks of three windows with one over one windows similar to those elsewhere on the side facades. Up to two one over one windows could be used to replace each bank of windows. There was also consensus to add conditions that the garage doors should be carriage style to be consistent with previous applications, the applicant would add a stone or paved path from the front porch to either the Apperson Street or 4th Avenue pavement, and the front door should be half lite.

Ms. Reid reviewed the additional findings and conditions recommended by the Board.

A motion was made by Board Member Blythe, seconded by Board Member Stobie, to approve GLUA-20-000043 and HR 20-00009: Historic Review for a new single family home and detached garage in the Canemah National Register District at 616 4th Avenue with the amended conditions of approval. The motion carried by the following vote:

Aye: 3 - Acting Chair Baysinger, Board Member Stobie, and Board Member Blythe

4. HRB Minutes

A motion was made by Board Member Blythe, seconded by Board Member Stobie, to approve the January 6, 2020 Regular Meeting minutes. The motion carried by the following vote:

Aye: 3 - Acting Chair Baysinger, Board Member Stobie, and Board Member Blythe

A motion was made by Board Member Stobie, seconded by Board Member Blythe, to approve the January 28, 2020 Regular Meeting minutes. The motion carried by the following vote:

Aye: 3 - Acting Chair Baysinger, Board Member Stobie, and Board Member Blythe

A motion was made by Board Member Blythe, seconded by Board Member Stobie, to approve the February 26, 2020 Work Session and Regular Meeting minutes. The motion carried by the following vote:

Aye: 3 - Acting Chair Baysinger, Board Member Stobie, and Board Member Blythe

5. Communications

Ms. Reid said there would be interviews for Board vacancies at the next meeting. An intern was working on a demolition project.

6. Adjournment

Acting Chair Baysinger adjourned the meeting at 7:55 PM.