



City of Oregon City

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

Meeting Minutes

Historic Review Board

Tuesday, October 24, 2017

6:00 PM

Commission Chambers

1. Call to Order

Chair Baysinger called the meeting to order at 6:00 PM.

Present: 4 - Ken Baysinger, Jon McLoughlin, Claire Met and Janet Mann

Absent: 1 - Grant Blythe

Staffers: 3 - Christina Robertson-Gardiner, Carrie Richter and Kelly Reid

2. Discussion Items:

2a. Presentation of Legal Land Use Process from Assistant City Attorney Carrie Richter

Carrie Richter, City Attorney, gave a presentation on the legal land use process. She discussed the legal limitations on decision making, types of land use review in Oregon City, quasi-judicial vs. legislative decision making, quasi-judicial hearing disclosures, impartial tribunal, public hearing procedures, deliberation and the decision, criteria in the code the HRB must consider in reaching a decision, and conditions of approval.

Chair Baysinger recessed the meeting at 6:43 PM.

BREAK for Dinner and Reconvene at 7PM

Chair Baysinger reconvened the meeting at 7:00 PM.

3. Approval of the Minutes

3a. Historic Review Board Draft Minutes -January 24, 2017

Kelly Reid, Planner, clarified those present at the meeting, which had not been included in the minutes.

A motion was made by Board Member Met, seconded by Board Member McLoughlin, to approve the January 24, 2017 minutes as amended. The motion carried by the following vote:

Aye: 3 - Ken Baysinger, Jon McLoughlin and Claire Met

Abstain: 1 - Janet Mann

3b. Historic Review Board Draft Minutes -June 27, 2017

A motion was made by Board Member Mann, seconded by Board Member Met, to approve the June 27, 2017 minutes as written. The motion carried by the following vote:

Aye: 4 - Ken Baysinger, Jon McLoughlin, Claire Met and Janet Mann

4. Public Comments

There were no public comments on non-agenda items.

5. New Business/Discussion Items

5a. Presentation and Discussion of McLoughlin-Canemah Trail design

Ms. Reid gave a presentation on the McLoughlin-Canemah Trail design. She explained the alternative routes, public input, alignment options, interim trail recommendation, long term trail recommendation, treatments within Canemah, public improvements, and adoption schedule.

There was discussion regarding the street crossings, pedestrian safety, and what to do with the streets in Canemah.

Ms. Robertson-Gardiner reminded the Board that this was a concept plan and any projects would be brought back to the HRB for approval.

6. Public Hearing

HR 17-09 for a covered porch addition over an attached side garage on the Etta and Terry Miller House at 417 Madison.

Chair Baysinger opened the public hearing and read the hearing statement. He asked if the Board had any ex parte contacts, conflicts of interest, bias, or statements to declare including a visit to the site. All Board members had visited the site. Chair Baysinger declared 417 Madison Street was a property he and his wife had listed as realtors four years ago at the time the current owners bought it. They had worked only with the sellers, and he did not see it as a conflict of interest.

Ms. Robertson-Gardiner presented the staff report. This was an application for a covered porch addition over an attached side garage on the Etta and Terry Miller House at 417 Madison. She described the subject property, the proposed improvements, public comment received, and conditions of approval.

John Jenkins, applicant, explained why he was requesting a covered porch.

There was discussion with the applicant and Alex Borho, the applicant's contractor, regarding the roof pitch and changing the design to keep with the architectural character of the house.

Chair Baysinger closed the public hearing.

Ms. Robertson-Gardiner clarified the two additional conditions would be: the applicant would ensure the proposed porch would be the same pitch as the main house and the

applicant would redesign to drop the soffit to the post and beam level similar to the front porch. The soffit material would be a tongue and groove and the gable end would be finished to match the existing siding of the house.

Chair Baysinger reopened the public hearing.

Denyse McGriff, representing the McLoughlin Neighborhood Association, recommended approval of the application subject to the removal of the bracket end of the gable.

Chair Baysinger closed the public hearing.

A motion was made by Board Member McLoughlin, seconded by Board Member Mann, to approve HR 17-09 for a covered porch addition over an attached side garage on the Etta and Terry Miller House at 417 Madison with the amended conditions. The motion carried by the following vote:

Aye: 4 - Ken Baysinger, Jon McLoughlin, Claire Met and Janet Mann

HR 17-08 for a New Office Building in the McLoughlin Conservation District at 415 Center Street

Chair Baysinger opened the public hearing. He asked if the Board had any ex parte contacts, conflicts of interest, bias, or statements to declare including a visit to the site. All Board members had visited the site.

Ms. Robertson-Gardiner provided the staff report. This was the third time a proposal for a new office building in the McLoughlin Conservation District at 415 Center Street had been brought to the Board. This was the same application that the HRB approved two years ago. She explained the subject site, proposed office building design, public comment, and recommended conditions of approval.

Denyse McGriff, representing the McLoughlin Neighborhood Association, expressed her support for the application with the exception that the porch posts should be larger.

Chair Baysinger closed the public hearing.

Ms. Robertson-Gardiner pointed out the code required 14 foot high ceilings and the applicant was proposing 11 foot. She recommended keeping the condition that allowed the applicant to go down as low as 10 feet.

There was discussion regarding the height and the posts.

There was consensus to add a condition that the applicant redesign and increase the dimension of the front columns to a minimum of 8 to 10 inches in width throughout the length of the columns.

A motion was made by Board Member McLoughlin, seconded by Board Member Met, to approve HR 17-08 for a new office building in the McLoughlin Conservation District at 415 Center Street with the amended conditions. The motion carried by the following vote:

Aye: 4 - Ken Baysinger, Jon McLoughlin, Claire Met and Janet Mann

7. Adjournment

Chair Baysinger adjourned the meeting at 8:10 PM.