



City of Oregon City

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

Meeting Minutes

Historic Review Board

Tuesday, October 23, 2018

6:00 PM

Commission Chambers

1. Call To Order

Chair Baysinger called the work session to order at 6:00 p.m.

Present: 4 - Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

Absent: 1 - Grant Blythe

Staffers: 2 - Kelly Reid and Carrie Richter

2. WORK SESSION

2a. HRB Fence Policy Work Session

Kelly Reid, Planner, gave a presentation on the purpose of the HRB policies, process for amending the policies, and the existing fence policy. She then described potential policy improvements.

The HRB discussed the proposed policy improvements, compatibility, adding a list of styles and pictures to the policy for what would be allowed, and example language from the City of Albany.

The policy would be brought back to another work session for further discussion.

Chair Baysinger adjourned the work session at 6:42 p.m.

BREAK for Dinner and RECONVENE at 7:00PM

Chair Baysinger called the regular meeting to order at 7:00 p.m.

3. Public Comments

There were no public comments on non-agenda items.

4. Public Hearings

4a. HR 18-11: Historic Review Board review of a new home with detached garage and accessory dwelling unit in the Canemah National Register District at 5th Avenue and Apperson Street.

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

statements to declare. There were none. All Board members had visited the site.

Chair Baysinger said at the time the applicant purchased this house, his wife and he represented the seller in that transaction, but it was not a conflict of interest.

Ms. Reid stated a public comment had been received today and the applicant had submitted some revised designs yesterday. She then presented the staff report for a proposed new single family home and detached garage/ADU in the Canemah National Register District. This hearing had been continued from the September meeting so the applicant could submit renderings of the home and garage from the perspective from 4th Avenue and A.E. Davis house. She explained the revised design of the garage and how though it matched the house better, although it seemed to be more prominent than the previous design. The applicant also reduced the second story height of the house from 7 feet to 6.5 feet.

Paul Edgar, resident of Oregon City, explained how he thought the house and garage still did not meet the code and were not compatible with other bungalows in Canemah.

The HRB discussed with Mr. Edgar the design elements that he thought were in violation of the code and how the design of the house could be changed to be more appropriate with the district.

Morris Shademan, applicant, and Eric Peterson, architect, addressed the comments that had been made by Mr. Edgar regarding the garage/ADU and house and how they thought the design was compatible.

There was discussion regarding the windows, safe harbor for the design guidelines, and colors for the house.

Chair Baysinger closed the public hearing.

The Board discussed adding a condition that the first level windows on the front of the house would match the window on the right side of the front door either with one or two rows of grids on the top. There was consensus that the reduction in the second story height was enough to meet the guidelines. The Board also suggested that the applicant use earth tone colors for the house. For the garage, a condition would be added stating that the posts would be thicker with a minor taper and another condition that the windows on the front and house facing side of the ADU would have a grid pattern on the top and casement windows would be on the side. There was also consensus to remove staff's Condition #5.

A motion was made by Board Member Met, seconded by Board Member McLoughlin, to approve HR 18-11 with the additional conditions of approval as stated and removal of Condition #5. The motion carried by the following vote:

Aye: 4 - Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

4b.

HR 18-14: CONTINUANCE - Historic Review Board review of a solar installation on a designated property in the McLoughlin Conservation District at 301 Madison Street

A motion was made by Board Member McLoughlin, seconded by Board Member Stobie, to continue HR 18-14 to December 4, 2018. The motion carried by the following vote:

Aye: 4 - Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

5. Approval of the Minutes

5a.

A motion was made by Board Member McLoughlin, seconded by Board Member Met, to approve the April 24, October 24, and November 28, 2017 meeting minutes. The motion carried by the following vote:

Aye: 4 - Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

6. Communications

Ms. Reid discussed the Certified Local Government Workshop on November 16. She then listed the items on the next meeting's agenda. The HRB annual report to the City Commission would be given on November 7.

7. Adjournment

Chair Baysinger adjourned the meeting at 8:25 PM.