



City of Oregon City

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

Meeting Minutes

Historic Review Board

Tuesday, September 27, 2016

6:00 PM

Commission Chambers

1. Call to Order

Chair Metson called the meeting to order at 6:00pm

Present: 3 - Ken Basinger, Jonathan Stone, Derek Metson

Absent: 2 - Claire Met and Robert Seiwert

Staffers: 1 - Christina Robertson-Gardiner

2. Public Hearings

Chair Metson provided the preliminary formal notices for HR 16-03, HR 16-04, 16-06, and 16-07.

PC-16-095 HR 16-03 Approval of a new detached garage in the McLoughlin Conservation District at 1303 John Quincy Adams Street

The Board had visited the site. There were no conflicts of interest or ex parte contacts. No members of the public contested the conflicts of interest or ex parte contacts.

Christina Robertson-Gardiner, Senior Planner, provided the staff report. The property owners at 1303 John Quincy Adams Street proposed a new detached one car garage onsite. There is an existing driveway approach on 13th Street near the location of the proposed garage indicating that, at some point, a garage was located onsite. The applicant is proposing a new detached garage in a slightly shifted location and will obtain the necessary right-of-way permits to revise the location of the driveway approach. There is an issue regarding materials, as the property owners proposed vinyl siding for the structure, which is not allowable and an enclosed soffit, which is also not allowable.

A member of the McLoughlin Neighborhood Association submitted a request for continuance, which means the item must be continued under Oregon law. Ms. Robertson-Gardner had contacted this member for a waiver of the continuance, so she suggested deliberating, taking public comments, and waiting to the end of the meeting to decide on continuing the item.

PC-16-096 HR 16-04 Rear and front addition of a locally designated house in the McLoughlin Conservation District at 311 High Street

Ms. Robertson-Gardiner provided the staff report. The proposed project consists of a small addition to the front of the home, and a slightly larger addition to the rear, of 311 High St. In total, the construction will add 256 sq. feet to the structure. The front addition is to enlarge the kitchen, making room for more storage as well as a dishwasher, totaling 72 sq. feet. The rear addition will add a second bedroom, as well as enlarge the bathroom and makes up an additional 184 sq. feet. The front addition will slightly extend the existing front facade forward (East) by 6 feet. The rear addition will extend two feet past the existing rear of the structure. The decision to extend rather

than square off these areas was made to retain the simple style of homes of the time, complementing the original vernacular designation.

The homeowner Josh Adams and architect Todd Iselin provided additional information on the rationale for extending the front façade and adding living space to make the home more livable.

There was no public testimony in support or against the proposal.

The Board discussed the improvements and the proposed changes. Mr. Metson noted that the additions could be removed by a future owner, if so desired, in accordance with code requirements.

Motion made by Mr. Stone, seconded by Mr. Baysinger, to approve HR 16-04 Rear and front addition of a locally designated house in the McLoughlin Conservation District at 311 High Street with additional findings. The motion passed with the following vote:

Voting Yea: 3 - Ken Basinger, Jonathan Stone, Derek Metson

PC-16-097 HR 16-06 Approval of a new single-family residence in Canemah National Register District at 624 4th Avenue

Chair Metson asked for any ex-parte contacts and there were none. Mr. Baysinger had visited the site and Mr. Stone was familiar with the site and the previous structure. Chair Metson had not visited the site but was familiar with the property. No members of the public challenged raised conflict of interest issues related to the item.

Ms. Robertson-Gardiner provided the staff report. This application is related to HR 13-02. The Project includes the construction of a new single-family residence in the Canemah Historic District. The proposed size of the home is 2,445 sq. ft. finished. The applicant is proposing a vernacular style home with a main level, an upper level partially within the roof line, and a partial daylight basement level. In addition, they are proposing a single car garage attached to the home with a covered breezeway. The main body of the home consists of a gable running front to back with upper level over on the left side of the building. Next to that they have the “addition” portion of the home that is set back from the main façade and is diminutive in scale to the main body.

The garage is proposed to be accessed directly from the street and the applicant is requesting a “preservation incentive” to allow the garage within 3’ of the front property line. The site is a 50’x100’ lot with an additional 35’ x 100’ vacated easement. It slopes to the rear with an approximate 20% slope. There is a large cedar tree on or near the west property line approximately 51’ from front property line. There is also an alder tree in the middle of the lot approximately 40’ from front property line. The rest of the lot is covered with brush.

The applicant is proposing a concrete drive to garage and a “hammer head” turnabout/parking space. The rest of the front of the lot will be landscaped with some terraced rockery walls to transition some of the slope from street to house. There will be a rear porch and patio below. The applicant proposes to do some fill and 4’ high rockery retaining wall at the rear of the house to create a useable yard area. This transition will be softened with some native shrubs as well. To minimize the impact on the adjacent property to the West, we propose to minimize any fill on the NW side of the house and garage but add a loose hedge of native plants to reduce the overall visual height of the new building.

In 2013, the HRB approved the applicants request for a breezeway, but considered moving the garage further back on the lot to prevent blocking views of an adjacent historic home. The previous approval also required that the garage be placed no less than 5 feet from the home.

Paul Edgar, resident of Canemah, provided comment that the house should be equal in height with adjacent homes and move the location of the garage to the other side of the house, so it did not

block the view of a historic home next door. Mr. Edgar also commented on non-compatible elements of the home design.

The Board discussed the history of the ownership and the prior discussion of the proposal with the former owner and the Board. Ms. Robertson-Gardner discussed that breezeways had not been allowed as default since the adoption of the 2006 design guidelines. Ms. Robertson-Gardner discussed the options for conditioning the approval related to breezeways.

Motion made by Mr. Baysinger, seconded by Mr. Stone, to approve HR 16-06, approval of a new single-family residence in Canemah National Register District at 624 4th Avenue with the eight original conditions of approval, and adding a ninth condition requiring the removal of the breezeway between the garage and the home. The motion passed by the following vote:

Voting Yea: 3 - Ken Basinger, Jonathan Stone, Derek Metson

PC- 16-098 HR 16-07 Side and front addition of a locally designated Landmark located outside of an historic district at 16430 Hiram Avenue

Chair Metson asked if there were any conflicts of interests or ex parte contacts. There were none. Chair Metson, Mr. Stone, and Mr. Baysinger had visited the site. Chair Baysinger had made an informal statement about this item to Mr. Stone prior to the meeting. No members of the public challenged the Board's conflict of interest or ex parte contacts.

Ms. Robertson-Gardiner provided the staff report. The applicant wishes to add onto a small worker's cottage, which is currently a designated landmark in Park Place. The applicant hopes to partition the lot in the next few years but wishes to make improvements to the house before embarking on the land division. The house is in fair to poor condition. The applicant initially submitted plans (Option 1) that substantially remodeled the cottage, expanded the footprint obscured the original structure. Staff did not recommend Option 1 since it would not be in compliance with standards for additions for historic homes. The applicant submitted a revised proposal (Option 2) on September 16, 2016 that took a different approach and attempted to propose an addition that was able to differentiate new from old and allow the massing and lines of the historic cottage to be retained.

The Board took a brief break before speaking with the applicant.

The homeowners Kevin and Loreen Grainger and their architect provided their rationale to save the historic home and add more livable space.

Mr. Stone asked why the option to build a new home behind the cottage was not considered. Ms. Robertson-Gardiner provided some additional background and clarification on auxiliary dwelling units. The applicants clarified that they did not qualify because the home is not owner-occupied, which is a requirement.

Mr. Metson expressed issues with the roof design. There was discussion on moving the house to the back of the lot and removing the kitchen to comply with City Code. The result would be a newly constructed home with the historic cottage in the back.

Ms. Robertson-Gardner suggested that constructing a new home facing Rock Street might be an option to consider that would not require moving the historic cottage. The Board and the applicants discussed the condition of the cottage and that it does not have a foundation.

Chair Metson discussed that the addition in the manner proposed does not appear to comply with preservation standards as it would alter the roofline excessively and obscure the historic cottage.

Ms. Robertson-Gardiner summarized to the homeowners that the HRB was not approving of attaching a new structure to the historic home, but provided the suggestion to follow the design standards for new construction. Mr. Robertson-Gardner discussed following up with the applicant about additional options and the process for approval of construction of a detached or attached new construction instead of the proposed additions.

Motion made by Mr. Baysinger, seconded by Mr. Stone, to continue the consideration of HR 16-07 to the October 2016 meeting. The motion passed with the following vote:

Voting Yea: 3 - Ken Basinger, Jonathan Stone, Derek Metson

There was discussion of scheduling and the continuation of HR 16-03 to a special meeting on October 4, 2016 to allow the application to move ahead.

Motion made by Mr. Stone, seconded by Mr. Baysinger, to continue consideration of HR 16-07 to a special meeting on October 4, 2021.

Voting Yea: 3 - Ken Basinger, Jonathan Stone, Derek Metson

4. Communications

There were no communications.

5. Adjournment

Chair Metson adjourned the meeting at 7:44pm.