



City of Oregon City

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

Meeting Minutes

Historic Review Board

Tuesday, September 25, 2018

6:00 PM

Commission Chambers

1. Call To Order

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

Present: 3 - Grant Blythe, Jon McLoughlin and Ken Baysinger

Absent: 2 - Ray Stobie and Claire Met

Staffers: 2 - Kelly Reid and Carrie Richter

2. Public Comments

Patty Webb, resident of Oregon City, thought there was a tendency for the HRB to approve non-conforming features on the sides of homes because they could not be seen. However these features could be seen by neighbors and she would like the HRB to take that into consideration when making these decisions.

3. Preservation Grants

- 3a.** Modification to PG 18-01 Preservation Grant, 810 JQ Adams Street-rebuild a portion of the front porch and modify the project to improve water drainage.

Kelly Reid, Planner, explained this grant had been approved earlier this year for \$752. The project was completed and the applicant was requesting additional funding because the cost ended up being higher than anticipated. Fifty percent of the final cost was \$859.50.

A motion was made by Board Member Blythe, seconded by Board Member McLoughlin, to approve the modification to PG 18-01. The motion carried by the following vote:

Aye: 3 - Grant Blythe, Jon McLoughlin and Ken Baysinger

- 3b.** PG 18-03 Preservation Grant, 810 Jefferson Street: Chimney Repair

Ms. Reid explained the Preservation Grant application for 810 Jefferson Street for chimney repair. The request was for \$1,000.

A motion was made by Board Member McLoughlin, seconded by Board Member Blythe, to approve PG 18-03. The motion carried by the following vote:

Aye: 3 - Grant Blythe, Jon McLoughlin and Ken Baysinger

- 3c.** PG 18-04 Preservation Grant, 1602 17th Street: Storm Windows

Ms. Reid described the Preservation Grant request for 1602 17th Street for storm windows. The request was for \$207.75.

A motion was made by Board Member Blythe, seconded by Board Member McLoughlin, to approve PG 18-04. The motion carried by the following vote:

Aye: 3 - Grant Blythe, Jon McLoughlin and Ken Baysinger

4. Design Advice

Design Advice: Solar panels on a historic site in McLoughlin Conservation District - 301 Madison St.

Ms. Reid provided information on a proposal for solar panels on a historic site in the McLoughlin Conservation District at 301 Madison St. The panels would be street facing which was not typically allowed.

Matt Ellis, Auric Solar, was representing the applicant. This was the best location for the sunlight. He asked for advice for the best historic placement.

The HRB discussed the appropriateness of the solar panels on this house and possible locations for the panels such as the outbuildings.

5. Staff Concurrence

Staff Concurrence: Steel fence on a historic site in McLoughlin Conservation District - 817 12th St.

Ms. Reid explained this proposal came from the Oregon City School District regarding Barclay School which was a designated structure in the McLoughlin Conservation District. There was currently a chain link fence that went along 12th Avenue and the School District would like to replace it with a steel fence. Staff was asking for HRB concurrence that the style of the steel fence was similar enough to wrought iron which was allowed. If the HRB did not agree, then a publicly noticed application would need to be submitted.

A motion was made by Board Member McLoughlin, seconded by Board Member Blythe, to concur with staff's approval of the steel fence at 817 12th St. The motion carried by the following vote:

Aye: 3 - Grant Blythe, Jon McLoughlin and Ken Baysinger

6. Public Hearing

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.

Carrie Richter, City Attorney, asked if any Board member had conflicts of interest, ex parte contacts, bias, or any other statements to declare including a visit to the site.

Chair Baysinger said he was a licensed real estate broker in Oregon. The property under review was not for sale and he had no conflict of interest. His decision would be based on the applicable approval criteria. At the time the applicant purchased this property, he represented the seller. He had no contact with the applicant outside of this application. He had not had any discussion about what the applicant could build and this application had not been discussed at any neighborhood association meetings.

All Board members had visited the site.

Paul Edgar, resident of Oregon City, expressed concern about Chair Baysinger who was a realtor making money by selling properties in Canemah and then acting on applications for those properties. He thought it was inappropriate.

Chair Baysinger said a public ethics complaint was filed against him last fall which included what Mr. Edgar was talking about. The Ethics Commission had rejected it in its entirety.

Ms. Reid presented the staff report. This was a proposal for a single family home and detached garage with an Accessory Dwelling Unit (ADU) in the Canemah National Register District. The hearing was continued from the last HRB meeting and since then the applicant had submitted a revised design for the home. A geologic hazard review had yet to be done. She then described the site plan and revised design of the home. She also reviewed the preservation incentive request and conditions of approval.

Ms. Richter discussed recent LUBA issues and the role of the design guidelines. She also discussed the guidelines for the use of the bungalow style and building height. Staff thought the alternative design was allowed, but the applicant had not provided a perspective view to show the prominence of the proposed home in relation to the A. E. Davis residence. Staff recommended reducing the height of the home from 7 foot walls to 5 foot walls to make the home a 1.5 story structure. She then discussed the incentives for new construction and how new construction included any new building.

Todd Iselin, architect, and Morris Shademan, applicant, requested the HRB not require the height reduction.

There was discussion regarding options for the height.

Paul Edgar, representing Friends of Canemah, thought the revisions were good, however it was still two stories which did not fit in Canemah. He was also concerned about the design of the windows and the ADU.

Ms. Richter said another public comment had been received from Mr. Green who had concerns regarding the garage.

Board Member McLoughlin offered some ideas to the design to make it feel like a 1.5 story structure.

Mr. Iselin was in support of Board Member McLoughlin's ideas as they were better options than the height reduction. He would come back with drawings that reflected the changes and also provide perspective drawings of what it would like in relation to the Davis house.

Ms. Richter explained the issues with the garage and how there was not a precedent for this kind of design in Canemah.

There was discussion regarding options for the design of the garage/ADU.

Mr. Edgar gave suggestions for the design as well.

Mr. Iselin would come back with a revised application.

A motion was made by Board Member Blythe, seconded by Board Member McLoughlin, to continue HR 18-11 to October 23, 2018. The motion carried by the following vote:

Aye: 3 - Grant Blythe, Jon McLoughlin and Ken Baysinger

7. Communications

There were no communications.

8. Adjournment

Chair Baysinger adjourned the meeting at 7:55 PM.