



City of Oregon City

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

Meeting Minutes Historic Review Board

Tuesday, July 27, 2021

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Blythe called the meeting to order at 7:06 PM.

Present: 4 - Board Member Paul Edgar, Board Member Sabrina Ferry, Board Member Ray Stobie, and Board Member Grant Blythe

Staffers: 1 - Planner Kelly Reid

2. Public Comment — None

3. Public Hearing: GLUA-21-37 and HR 21-15: Historic Review for alterations to a contributing structure in the Canemah National Register District at 112 Miller St.

Chair Blythe 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.

Board Member Ferry drove by the site. Chair Blythe and Board Member Edgar had visited the site.

Kelly Reid, Planner, said this was a revision to a project proposal that was reviewed a few months ago. The applicant was no longer proposing a dormer, but instead proposed to add three skylights to the roof slope. This building was a typical Oregon City bungalow within the Canemah National Register Historic District. The building was classified as a compatible structure. She explained the skylight design, roof measurements, design guidelines, guidance from NPS for rehab projects, guidance from other jurisdictions, findings, and recommended conditions of approval.

Jason and Amneris Jacobucci, applicants, said they wanted to do a dormer, but to meet building code they would have to disassemble half of the house. They wanted to get light and ventilation in the attic and add appeal to the house. The skylights were not visually obtrusive. The color of the shingles would be black and blend in with the skylights. The spacing proposed by staff would not give them the lighting needed. They

explained the size of the skylights. They wanted to keep the aesthetic of the old house, but make it more modern inside.

There was discussion regarding the reasons for the lighting, putting in two skylights instead of three, and size and spacing of the skylights.

Chair Blythe closed the public hearing.

There was discussion regarding how this was an acceptable side of the house for skylights, setbacks, symmetry, and adding value to the house.

A motion was made by Chair Blythe, seconded by Board Member Stobie, to approve GLUA-21-37 and HR 21-15: Historic Review for alterations to a contributing structure in the Canemah National Register District at 112 Miller St. with conditions except amending Condition #1 to say the skylights would be evenly spaced horizontally from each other at no less than 7.5 feet back from the front of the home. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board Member Ferry

4. Other Business: Compatible Change Work Session – New Construction Review Threshold for non-designated structures in McLoughlin District

Ms. Reid said the Board last discussed this item in May and wanted more time to review the alternatives and community input. She discussed the next steps and summarized the project.

There was discussion regarding the percentage required for review of additions to non-designated structures, size of the lots and structures, creating three different thresholds—percentage, square footage, and height, height limits and how height was determined, how massing should be compatible, attending a McLoughlin Neighborhood Association meeting to present these ideas, examples of projects, moving forward with Option 4, and changing the definition of remodel.

Ms. Reid would reach out to the McLoughlin Neighborhood Association to find out when they could attend a meeting. She would bring back recommendations in August for when review of public improvement projects in the historic district should be done by staff and when they should be brought to the Board.

HRB Minutes – May 25, 2015; July 26, 2016; September 27, 2016

A motion was made by Chair Blythe, seconded by Board Member Stobie, to approve the May 25, 2015; July 26, 2016; and September 27, 2016 minutes. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board Member Ferry

5. Communications

Board Member Edgar complimented Ely Store on 7th Street for getting a state

preservation grant to restore the original siding.

Ms. Reid said the next meeting would be in-person.

6. Adjournment

Chair Blythe adjourned the meeting at 8:53 PM.