



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes Historic Review Board

Tuesday, July 26, 2022

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Blythe called the meeting to order at 7:00 PM.

Present: 4 - Board Member Grant Blythe, Board Member Paul Edgar, Board Member Sabrina Ferry, and Board Member Jessica Belknap

Absent: 1 - Board Member Ray Stobie

Staffers: 2 - Senior Planner Christina Robertson-Gardiner and Community Development Director Aquilla Hurd-Ravich

2. Public Comment – *None*

3. Public Hearing: **GLUA-22-00006: General Land Use Application; HR 22-00002: Historic Review for New Construction; and HR-22-00007 Historic Review for Demolition.**

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 including a visit to the site.

All Board Members had visited the site.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. This was a request for new construction and demolition. She entered an email from the McLoughlin Neighborhood Association into the record. She discussed the proposed conditions of approval, Queen Anne and Queen Anne vernacular building form, standards for rehabilitation, subject site and pictures of current site conditions, proposed site plan, proposed materials, preservation incentive for the rear yard setback, demolition findings, and HRB options. Staff recommended approval.

There was discussion regarding the need for a steeper roof pitch, yet maintaining a simpler design to follow what would have been built in the 1920s-1940s.

There was no public testimony.

There was further discussion regarding the appropriateness of the roof pitch and concern that a steep pitch would detract or rival the surrounding historic buildings. The Board looked at Google maps to see the neighboring buildings.

There was consensus to add a condition for the applicant to match the pitch of the neighboring buildings.

Ms. Robertson-Gardiner suggested approving the demolition and continuing the design of the new construction to the next meeting so the applicant could respond to the direction to change the roof pitch.

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve HR-22-00007 Historic Review for Demolition. The motion carried by the following vote:

Aye: 4 – Board Member Blythe, Board Member Edgar, and Board Member Belknap, and Board Member Ferry

A motion was made by Board Member Edgar, seconded by Chair Blythe, to tentatively approve HR 22-00002: Historic Review for New Construction with the added condition that the roof pitch be aligned with the neighboring houses for compatibility and to continue the hearing to August 23, 2022. The motion carried by the following vote:

Aye: 4 – Board Member Blythe, Board Member Edgar, and Board Member Belknap, and Board Member Ferry

4. Other Business: Preservation Grant for Facia and Gutter Repair at the Joseph and Venna Locke House (810 JQ Adams)

Ms. Robertson-Gardiner explained the grant request for a designated structure on JQ Adams. Staff recommended approval of the facia repair and replacement only. Gutter repair was a general upkeep measure for all homeowners and was generally not considered eligible for the grant.

Jacob Tenney, applicant, explained the facia repair needed, which was being done in conjunction with a total roof replacement. The gutter would have to be removed to replace the facia and it was part of the same project.

There was discussion regarding approving the facia, but not the gutter repair.

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve the Preservation Grant for \$450 for 810 JQ Adams. The motion carried by the following vote:

Aye: 4 – Board Member Blythe, Board Member Edgar, Board Member Belknap, and Board Member Ferry

Other Business: Middle Housing Design Guidelines Work Session

Ms. Robertson-Gardiner gave a background on the middle housing design guidelines and the revisions that were made from previous HRB feedback. Development in the geologic hazards overlay was still subject to two units per acre, which precluded most of Canemah from middle housing. The historic commercial zone did not allow

duplexes, triplexes, or row houses, which also precluded most of Canemah. The McLoughlin District would have more options for middle housing. They also wanted to support the retention of existing housing stock by allowing detached duplexes and triplexes. If it was a vacant lot or demolition, the duplexes and triplexes had to be attached. Fourplexes still needed to be attached. Townhomes were allowed. She explained what design guidelines the HRB could apply to these units. She then led the HRB through the new section to be inserted into the design guidelines for new construction including massing, parking, configuration of duplex/triplex/fourplex units, entryways for duplex/triplex/fourplex units, townhomes, and cottage clusters.

There was discussion regarding how to determine appropriate massing, how the applicant would need to demonstrate why the massing would not be considered excessive, parking areas to the side or rear of the structure, front yard area landscaping, driveway widths, vehicles not parked in landscape areas, multiple smaller parking areas instead of one large parking lot, design for plexes and consistency with the design guidelines, entrance locations, allowing multiple entrances on the front, townhome styles and number of units allowed, setbacks for townhomes, dimensional standards, over the counter review, and compatibility for clusters.

Staff would come back with the proposed changes to the next meeting.

5. Communications

None.

6. Adjournment

Chair Blythe adjourned the meeting at 9:00 PM.