

**City of Oregon City
Historic Review Board**

Minutes

June 26, 2018 7:00 p.m.
Commission Chambers-City Hall

1. Call to Order

- The meeting was called to order at 7:00.
- Present: Ken Baysinger, Ray Stobie, Jon McLoughlin, Grant Blythe, and Claire Met.
- Staff: Laura Terway, Community Development Director

2. Public Comments

- Ken Baysinger asked if there were any comments about items not on the agenda. There were none.

3. Design Advice

- Laura Terway explained that the Board would be giving advice on a new construction on a residential site in the Canemah National Register District.
- Laura talked about the applicant's design and how Staff feels the revised design still does not meet the Canemah District guidelines. She discussed the design revisions that Staff gave the applicant.
- Laura presented four different revised design options that the applicant submitted.
- Todd Iselin, Iselin Architects and Morris Schademan, property owner, described the revised design options. Todd mentioned that Option Four is the option least liked by the homeowners.
- Claire Met suggested the idea of a clipped gable roof at the front of design Option Three. Todd said this wouldn't work because of the bungalow style of the house.
- Laura asked about the height of the retaining wall, and Todd said it is 42 inches. Ken mentioned the house being in a geohazard area, so the 42-inch wall will require analysis.
- Laura commented that Staff feels that on design Option Three, the columns are too robust for the District and need to be simplified.
- Grant Blythe shared an image of a classic bungalow with Todd to show what they want to see in the design. Grant e-mailed this photo to Laura.
- The Board agreed that Option Three was the best design and needed just a few revisions.

4. Hearings

- Ken went over the rules of public hearings.

- Ken opened a public hearing for **HR 18-03 Reducing the size of the Knute Tollefson House in conjunction with the construction of 23 new townhome style apartments onsite.**
- Ken asked if any committee member had any conflicts or biases to declare. All committee members said no.
- Ken asked if any of the committee members had visited the site, they all said yes.
- Ken asked the public if they had any questions for the Committee about these disclosures, there were no questions.
- Ken added one disclosure, which is that he is a real estate broker in Oregon, and he does business in Oregon City. But he has no involvement with any action at this meeting.
- Laura explained the decision the Board needs to make about the reduction of the landmark. She talked about the mature trees near the house, and how they need to decide to what extent the trees are relevant to the historical nature of the house.
- Ken moved the meeting to public testimony.
- Lonnie Young, Oregon City resident and property owner, and Todd spoke about the restoration they have done to the Tollefson House.
- Lonnie talked about wanting to create comfortable townhomes, while also keeping the historic nature of the area. He does not want to overwhelm the area; he could have put in 38 townhomes, but he has chosen to only put in 23.
- Todd spoke about a mature tree that is causing issues with a right-of-way. The tree might have to be removed while developing the land. Lonnie said he thinks that any improvement to Harley Street, where the house is located, will lead to this tree dying.
- Lonnie said he is willing to use the tree to possibly make benches or a gazebo.
- Todd asked for the tree to not be considered part of the historic nature of the house.
- Claire asked for clarification about if the house is older than the tree. Lonnie said the house is a lot older than the tree.
- Christine Heilman, overseer of Abernethy Grange and Oregon City resident, spoke about wanting to see the blackberries near the house cut down. This would help increase visibility of the house. She is disappointed the tree can't be saved.
- Lisa Paullin Anzaldua, Park Place resident, said she is glad the house is being taken care of. She also said she is worried the house won't be visible to the road after all the development.
- Lynn Newton, Oregon City resident, spoke on behalf of the Abernethy Grange. She expressed concern about limited parking for the townhome residents and their guests. She said she hoped that people don't start parking in the empty area near the Abernethy Grange. She said she would want that area protected. She expressed support for the remodel of the house. As a homeowner she said is

concerned that construction will add too much traffic to the roads near the house.

- Cyrus Pacini, Park Place resident. He asserted that he is not against the project, but he would like to see apartments go in with playgrounds. He said he knows this would be difficult, but he also thinks it could be done. He mentioned that parking will be a major issue.
- Alan Redbourn, Park Place resident. He presented a document of six reasons why saving the house as it is now is important. He said he had spoken with his neighbors, who were unhappy about the townhomes being put in and not being asked by the builder for their opinion. He says the tree by the house is in good health and shouldn't be cut down.
- Todd spoke about widening Harley Avenue and Forsythe Road and adding sidewalks to the roads. He said this will help with parking problems. He said he feels Lonnie is working hard to preserve the house. Todd said he met with the Neighborhood Committee and they were accepting of the townhomes. Todd would like to see the plan approved.
- Alan mentioned getting information about the builder's relationship with the neighborhood from the Chair of the Neighborhood Association.
- Lonnie spoke about the tree and said that he got the information about it from the developer who worked on the area across the street 12-15 years ago. He said he didn't intend to mislead anyone about the tree or the townhomes. He said he doesn't think the tree is historic because its only 75 years old.
- Ken closed the public hearings.
- Grant does not see a compelling reason to keep the tree and does not have an issue with reducing the historical site.
- Claire agrees with Christine that the blackberries need to be trimmed to increase visibility of house.
- Ken praised the property owner for the work they have done to fix up the house.
- **Jon McLoughlin moved to approve the construction of reducing the size of Tollefson House in conjunction with the 23 townhome style homes on site with conditions of approval and staff findings that have been read into the record. Seconded by Ken Baysinger: Motion passed, all in favor.**

Grant Blythe: Aye

Jon McLoughlin: Aye

Claire Met: Aye

Ray Stobie: Aye

Ken Baysinger: Aye

- Ken opened the hearing on **HR 18-06 Approval of a New Office Building in the McLoughlin Conservation District.**
- All board members said they did not have any conflicts or biases and they had all visited the site.

- Laura explained the site and discussed the applicant's design. She showed how the building fits into the neighborhood and she discussed conditions of approval.
- Todd said he didn't have any comments from the Neighborhood Association, but they support the building.
- **Claire Met moved to approve construction of a new building in the McLoughlin Conservation District. Seconded by Jon McLoughlin. Motion passed, all in favor.**

Ray Stobie-Aye

Claire Met-Aye

Grant Blythe: Aye

Jon McLoughlin-Aye

Ken Baysinger-Aye

5. Communication

- Claire spoke about an upcoming Willamette Falls Heritage Area Coalition fundraiser.
- Laura invited the Board to the grand opening of the Ermatinger House on July 7th.

6. Adjournment

- The meeting was adjourned at 8:42.