



City of Oregon City

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

Meeting Minutes Historic Review Board

Tuesday, June 22, 2021

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 Paul Edgar, Board Member Sabrina Ferry, and Board Member Grant Blythe

Absent: 1 - Board Member Ray Stobie,

Staffers: 1 - Planner Kelly Reid

2. Public Comment — *None*

3. Public Hearing: **GLUA 21-00028/HR-21-00011 and HR 21-00012: Historic Review for preservation incentive and demolition request in the Canemah National Register District.**

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 Edgar said in the past he had talked with Ron Bistline. He thought he could make an unbiased decision.

Chair Blythe and Board Member Edgar had visited the site.

Kelly Reid, Planner, said in 2019 the HRB approved a new house along with a detached garage with an ADU above the garage on this site. The applicant was following up on one of the conditions of approval to close the loop on a demolition of a shed that had occurred on the property without Board review. The shed was not a contributing structure and had been in disrepair and was removed in 2018. The second part of the application was related to one of the setbacks of the detached garage. The Board had approved a five foot rear setback for the garage, and the applicant's plans had been adjusted due to geologic hazard review to a seven foot rear setback. The applicant was asking for a preservation incentive to allow the setback.

There was discussion regarding the height of the garage compared to the property behind.

Ron Bistline, applicant, said the preservation incentive was a surprise because back in 2019 he was told he did not need one. In this neighborhood they were common because of the size of the lots. The City had asked that they push the house back to line up with the Davis home to be compatible. He explained how they made the house shorter per the HRB's request. The metal shed had been a health hazard, a nuisance to the neighborhood, and was in the path of the driveway for the new house. He did not know he needed a permit to take it down.

Chair Blythe closed the public hearing.

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve GLUA 21-00028/HR-21-00011 and HR 21-00012: Historic Review for preservation incentive and demolition request in the Canemah National Register District. The motion carried by the following vote:

Aye: 3 – Chair Blythe, Board Member Edgar, and Board Member Ferry

GLUA 21-00033/HR-21-00014: Historic Review for an addition to a historic landmark at 1302 17th Street (the Casper Weismandel residence).

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 Members Edgar, Ferry, and Blythe visited the site.

Ms. Reid said this was a request for an addition to a historic landmark that was outside of a conservation district. The historic elements on the home were still intact. The applicant was proposing to build the addition of a bathroom and closet space as well as an exterior entrance. Generally the design was compatible. She reviewed the conditions of approval and showed images of the current house and site plan. Two apple trees would have to be removed and she recommended at least one be replaced. There was one window that had an awkward placement, however due to the layout of the interior she did not think there was an opportunity to adjust it. The McLoughlin Neighborhood Association letter pointed out the window as well and asked that it be removed. They also suggested the door be a three or four panel door or two panel with a window in keeping with the vernacular style.

There was discussion regarding the change to the door design, eliminating the window, and narrower siding reveal to be more compatible with the original house.

There was no public testimony.

Chair Blythe closed the public hearing.

There was discussion regarding replacing the window with one that was more acceptable instead of removal. There was consensus to amend the condition for the door to match what was requested by the McLoughlin Neighborhood Association, allowing the applicant to come back to the Board about the window but otherwise adding a condition to remove it, and adding a condition that the siding reveal be one inch greater than the existing house's siding.

A motion was made by Board Member Edgar, seconded by Board Member

Ferry, to approve GLUA 21-00033/HR-21-00014: Historic Review for an addition to a historic landmark at 1302 17th Street (the Casper Weismandel residence) with the amended and added conditions as discussed. The motion carried by the following vote:

Aye: 3 – Chair Blythe, Board Member Edgar, and Board Member Ferry

GLUA 21-00034/HR-21-00013: Historic Review for the realignment of the Barlow Trail visual corridor.

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 Edgar had visited Serres Farm several times and had researched the Barlow Trail. Board Member Ferry had also visited Serres Farm. Chair Blythe knew the general location.

Ms. Reid said this was a request for a realignment of the Barlow Trail visual corridor as part of a residential development. She gave a background on the Barlow Trail and trail maps and explained the applicable standards, existing easements/alignments, and two options for the realignment. She discussed the recommended conditions.

There was discussion regarding alignment of the trail with previous developments and what had been historically identified as the trail route.

Rick Givens, representing the applicant, said there was some interpretation about the actual alignment of the Barlow Road through the subject property. He discussed the 1992 alignment and the one from the County Assessor. There were no visible remnants of the road and they made their best guess as to where it went in the adopted document. What the applicant proposed was option 2 which would be as close as possible to the historic alignment of the adopted corridor. The applicant planned to put in an informational kiosk in the open space. Also several of the street names were associated with the history of the Barlow Road.

Bob La Salle, resident of Oregon City, said for the annexation and land use applications, the applicant had acknowledged that the corridor posed no constraints. He thought they should adapt the application to the route instead of changing the route. He thought the request should be denied.

Tory Lamb, resident of Oregon City, said when development first started in this area, the neighbors were told that they could not build on the Barlow Trail. However, there was no enforcement and people had built on the trail. If they intended to honor the trail, it needed to be designated so it would be preserved in the future.

Harlan Barow, ICON Construction, said there would be a kiosk with the history of the Barlow Trail. They were trying to meet the spirit of the requirement.

Board Member Edgar suggested continuing the hearing for better understanding of the trail alignment. He was concerned about connecting it to the neighboring property.

Mr. Givens said they did always know the Barlow Road was a factor in the design of this project. The biggest problem was varying information about where it was located.

No one knew the exact alignment and there were no wagon ruts on the property. It was important that they tied into the other adjacent properties. They planned to preserve the trail as open space. He did not think there was anything to be gained by continuing the hearing. He asked that the Board approve option 2.

Ms. Reid acknowledged there were inaccuracies and deviations given the uncertainty. She explained the priority levels for the different segments of the road. She compared the historic alignment with option 2.

Board Member Ferry thought there was no additional information needed to make a decision. The maps varied slightly and there was no physical evidence.

Chair Blythe said the eastern alignment was important so all the corridors could connect in the future. He did not think the western alignment was as important because the Holcomb School property was open and when it was redeveloped, the location could be prioritized at that time. He thought option 2 was reasonable.

Board Member Edgar agreed there was nothing more definitive and that the eastern alignment connection should be kept close to what previously had been done, and the signage would explain the significance of the trail.

Chair Blythe closed the public hearing.

There was discussion regarding modifying Condition #3 to approve option 2.

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve GLUA 21-00034/HR-21-00013: Historic Review for the realignment of the Barlow Trail visual corridor with the amended conditions. The motion carried by the following vote:

Aye: 3 – Chair Blythe, Board Member Edgar, and Board Member Ferry

4. Other Business: October 27 and December 10, 2020 HRB Minutes

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve the October 27 and December 10, 2020 minutes. The motion carried by the following vote:

Aye: 3 – Chair Blythe, Board Member Edgar, and Board Member Ferry

5. Communications

Ms. Reid gave an update on the Compatible Change project and welcome packets to new historic home owners.

Board Member Edgar would like to have a discussion on windows and window designs.

6. Adjournment

Chair Blythe adjourned the meeting at 9:10 PM.