



City of Oregon City

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

Meeting Minutes

Historic Review Board

Tuesday, May 28, 2019

7:00 PM

Commission Chambers

1. Call To Order

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

Present: 5 - Grant Blythe, Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

Staffers: 1 - Kelly Reid

2. Public Comments

There were no public comments.

3. Staff Concurrence: Concrete Block Wall in the Canemah National Register Historic District

Chair Baysinger recused himself from discussion because the property was owned by the Canemah Club and he was a member and officer of the Canemah Club.

Kelly Reid, City Planner, explained that decisions on the type of application before the Board were normally made by City staff but it was presented to the Historic Review Board (HRB) in case the Board wanted to pull the application and set it over for a public hearing. She gave a brief overview of the application. The reason for the application was for code compliance and was brought about because of fill work and the retaining wall was constructed in the FEMA (Federal Emergency Management Agency) flood plain. The work was done years ago before the property owner even acquired the parcel.

The Board agreed that they did not want to set the application over for a public hearing. Chair Basinger took back over chair duties.

4. Design Advice: New construction in the mixed use corridor zone (MUC-1) in the McLoughlin Conservation District (near 5th Street and Monroe)

Denyse McGriff, resident of Oregon City, testified that she spoke with the applicant, John Finkley, who indicated he may not make the meeting because of circumstances beyond his control.

The Board decided to hold over the item until the end of the agenda in order to afford the applicant an opportunity to arrive.

The item was postponed as the applicant wasn't able to attend the meeting.

5. Adoption of HRB Policy Updates

Chair Baysinger summarized that the HRB had been going over the policy updates for several months in work sessions. Ms. Reid gave a staff report and outlined the proposed changes to the policy.

Paul Edgar, resident of Oregon City, testified that under the window replacement section of the policy, there was a requirement that any windows replaced on any structure listed on the National Register of Historic Places were subject to the purview of the HRB. He noted that all the Canemah district was listed on the National Register and he asked whether replacement windows on every home, historic or not, would be subject to the policy. Ms. Reid said that the section could be clarified to read "designated structures in McLoughlin and contributing structures in Canemah".

Denyse McGriff, resident of Oregon City, testified that she thought that everything in the Canemah National Register District was subject to review because it was designated in the National Register. She suggested that staff check in with the State Historic Preservation Office (SHPO). Ms. Reid indicated that SHPO staff would be reviewing and commenting on the policy changes prior to adoption.

Ms. McGriff suggested that the wording in the first few paragraphs of the policy be stronger advising applicants in historic districts that it was highly recommended that applicants check in with City staff prior to performing any work in the historic district in order to avoid pitfalls. She expressed concerns about the use of fiber cement siding in historic districts. She brought up fences and their use on corner side yards and was concerned about conflicts over where different types of fences would be allowed.

She noted that handrails didn't have to be reviewed under the fencing section but felt it should be clear that handrails on porches and steps do need to be reviewed. She had questions about cast in place concrete and what fell under the purview of the policy. She noted that lattice should not be allowed to be crisscross lattice in the historic district, only square lattice should be allowed. She inquired whether TimberTech decks/porches were allowed and thought restrictions should be included in the policy. She noted the rear of historic houses were just as important as fronts of houses.

Chair Baysinger noted that because of time limits, it would be extremely helpful if testifiers with a large amount of information submit their comments in writing in order to speed up the process.

The Board agreed that stronger language should be used at the beginning of the policy such as "Property owners are strongly encouraged to seek the advice of City staff. Projects that are completed without input from staff, if later found to be noncompliant, may be subject to removal". Mr. McLoughlin noted that it should be clear what applicants would be risking.

Under Policy 6, Fences and Walls, Board Member Met agreed with Ms. McGriff that diagonal lattice fencing should not be allowed. The Board agreed to change the policy from diagonal to square lattice. Also, on solid wood board fences, lattice toppings needed to be square lattice.

Under Policy 10, Window Repair and Replacement, the Board requested that subsection a. be rewritten to: "Individually listed structures on the National Register must be reviewed by the Historic Review Board."

Ms. Reid indicated that the first sentence of subsection b. would be rewritten as "Wood, aluminum clad wood, and fiberglass clad wood windows are permitted

replacement windows on designated structures in the McLoughlin Conservation District and contributing structures in Canemah if they match the original window design."

Under Policy 11, Porches and Decks, Board Member Blythe noted that some historic structures had rear porches or decks that were significant to the architectural significance of the structure and he was concerned with allowing alternate materials. The Board agreed that if a rear deck or porch were a contributing design factor of a structure and were significant to the house and contributory to the house, then the materials needed to be replaced in kind. It was suggested that the first sentence be rewritten to "Repair or replacement of historic original porch or deck(s) shall meet HRB Policy #8."

Regarding subsection d., they wanted the wording changed so that composite materials would only be allowed on nonhistoric or new structures.

Ms. Reid noted that they were hiring a summer intern who would be working on updating their website and creating new brochures and materials in order to get the new HRB policies out to the public.

Moved by Board Member McLoughlin, seconded by Board Member Blythe, to approve PC 19-046 Adoption of HRB Policy Updates with various amendments as discussed. The motion carried by the following vote:

Aye: 5 - Grant Blythe, Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

6.

PG 19-01 Preservation Grant for storm windows and window replacement at 415 Jefferson St.

Ms. Reid reported that the program had a two-year budget of \$5,000 per year. She showed a graph representing grants awarded thus far. Funds were available for both grants being presented to the Board.

Ms. Reid gave an overview of the application.

Denyse McGriff, resident of Oregon City, reported that she was testifying on behalf of the applicants, Mike and Connie Jarrett. The applicants requested aluminum clad painted storm windows because the window was south facing and exposed to the elements.

The Board was concerned with setting a precedent for aluminum storm windows. Board Member Blythe said the applicants met the goal of preserving the original windows.

Moved by Board Member Blythe, seconded by Board Member Met, to approve PG 19-01 \$1,000 Preservation Grant for storm windows and window replacement at 415 Jefferson Street. The motion carried by the following vote:

Aye: 5 - Grant Blythe, Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

7.

PG 19-02 Preservation Grant for 803 5th Avenue- Porch Repair & Rehabilitation

Ms. Reid provided a brief overview of the grant request.

Sarah Brown, resident of Oregon City, as well as one of the property owners, presented themselves to the Board in case they had any questions.

Moved by Board Member McLoughlin, seconded by Board Member Stobie, to approve PG 19-02 Preservation Grant for Porch Repair and Rehabilitation at 803 5th Avenue. The motion carried by the following vote:

Aye: 5 - Grant Blythe, Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

8. Letter of Support for a Transportation and Growth Management Program (TGM) Grant to Update the Transportation and Land Use Components of the Comprehensive Plan

Ms. Reid provided the staff report regarding updating the City's Comprehensive Plan and various grants City staff have applied. She is asking the Board to approve a letter of support to be submitted with the grant application.

Moved by Board Member Met, seconded by Chair Baysinger, to approve PC 19-050 Letter of Support for a Transportation and Growth Management Program (TGM) Grant to update the Transportation and Land Use Components of the Comprehensive Plan. The motion passed by the following vote:

Aye: 5 - Grant Blythe, Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

9. Communications

Ms. Reid reported that the History Event at the Midway Pub was cancelled because the speaker had a death in the family.

She announced Lydia Ness was hired to be a summer intern. She was enrolled in the Masters in Urban/Regional Planning at Portland State University. She would be paid through the CLG grant.

10. Adjournment

Chair Baysinger adjourned the meeting at approximately 8:55 PM.