



City of Oregon City

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

Meeting Minutes

Historic Review Board

Tuesday, May 26, 2020

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 4 - Grant Blythe, Ken Baysinger, Ray Stobie and Claire Met

Absent: 1 - Jon McLoughlin

Staffers: 2 - Christina Robertson-Gardiner and Laura Terway

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearings

3a. GLUA-20-00007/HR 20-04: Historic Review Board review of a new single-family home and detached garage in the Canemah National Register Historic District on 4th Avenue.

Vice Chair Baysinger 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.

Board Member Blythe said he and the applicant were subject to a maintenance agreement for the pavement in the Hedges Street right-of-way between 4th and 5th Avenues.

Vice Chair Baysinger said he and his wife were licensed real estate brokers in Oregon and in that capacity they assisted the public in the purchase and sale of residential properties including some in the Canemah and McLoughlin Districts. This property was not currently on the market and he had no conflict of interest. Regarding ex parte contacts, this application had been discussed at the Neighborhood Association meeting in February. He recused himself from that discussion.

All Board members had visited the site.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. This was a request for a new single family home and detached garage in the Canemah National Register Historic District. She entered items into the record and read Chair McLoughlin's email recommending approval. She clarified a typo in the staff report and noted the 120 day deadline for the application was June 20, 2020. She reviewed the options for the Board regarding this application and provided an overview of the site

location, street view, tree preservation/removal requirements, and revised site plan, entryway design, basement level, elevations, and floor plan. She then explained the recommended conditions and revisions to conditions 7, 14, 15, and 20.

Bo Robinson, representing the applicant, explained the proposed elevations.

Lyudmila Ezersky, applicant, had worked with staff to revise the application. She discussed how the basement would be screened with landscaping and how this was the sixth time they had come to the Board.

There was discussion regarding the basement, gable porch on the north elevation, removing the double doors onto the deck and putting in a half window and single door instead, example of a bungalow in Canemah submitted by Vice Chair Baysinger, setbacks, need for square columns, options for under the porch, and cantilevering the portions on the east elevation to meet the 37 feet at grade.

Vice Chair Baysinger closed the public hearing.

The Board deliberated on the conditions. For Condition #7, the last clause was deleted. The gable on the 4th Avenue elevation could be removed or closed. The single door to the deck could either be centered or moved to the east. Condition #14 was revised to say the applicant shall reduce the full width of the porch to be a maximum of 37 feet at grade. The east elevation bump out may be allowed at grade or cantilevered. The porch proposed in the May revised plan was allowed and shall be revised to show a closed gable with lap siding or square wood lattice beneath as cover. Condition #15 was revised to clarify the smooth lap siding could be 4 or 6 inches or wood. An additional Condition #26 was added: the applicant shall revise the porch or house design to reduce the width five inches to meet the underlying zone side yard setback. If the gable on the north elevation was closed, the gable on the west elevation should also be closed. Condition #20 would say doors on the 4th Avenue elevation would be solid or half light. Another Condition #27 was added stating the applicant shall revise the plans to show square columns on all elevations.

The Board made findings that explained how the conditions reduced the massing and the proposal was compatible with the Canemah District.

A motion was made by Board Member Met, seconded by Board Member Blythe, to approve HR 20-04: Historic Review Board review of a new single-family home and detached garage in the Canemah National Register Historic District on 4th Avenue with the revised conditions as discussed. The motion carried by the following vote:

Aye: 4 - Grant Blythe, Ken Baysinger, Ray Stobie and Claire Met

3b.

GLUA-20-00005 and HR 20-01: Historic Review for a new live/work unit in the McLoughlin Conservation District on 5th Street

Vice Chair Baysinger 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.

Vice Chair Baysinger said he and his wife were licensed real estate brokers in Oregon and in that capacity they assisted the public in the purchase and sale of residential properties including some in the Canemah and McLoughlin Districts. This property was not currently on the market and he had no conflict of interest.

All Board members had visited the site.

Ms. Robertson-Gardiner presented the staff report. This was a request for a new live/work unit in the McLoughlin Conservation District. She entered items into the record and read the email from Chair McLoughlin. She noted the 120 day deadline for this application was August 6, 2020. She explained the options for Board action on this application. She described the site location, live/work requirements, street view on 5th Street, adjacent historic resources, and revised site plan and elevations. The questions for the Board were in regard to the massing and garage location. She then reviewed the conditions of approval.

John Delson, representing the applicant, said they heard the Board's concerns about the garage and building height at the last meeting and a number of revisions were made. He explained the need for a retaining wall in front of the garage, setbacks, stormwater detention, and sloping of the lot which were the reasons for the garage location. Regarding the massing, they eliminated a bedroom and bathroom in the back and reshaped the building. They provided a three foot separation from the house and garage and there were now two smaller garage doors. The roof was lowered as well.

Jessica Ingleman, representing the applicant, said this property was at the edge of the district where the density and consistent pattern of the historic resources were not quite as robust leaving an opportunity for more flexibility given the constraints of the sloped site and what they were trying to achieve with the commercial use. This was a craftsman foursquare which could handle the larger square footage in its architectural presentation. She did not think it was out of character of the district especially since they did not have to balance it with two smaller homes on either side. She did not think the garage was obtrusive on the district to have a change in the pattern since there were no historic resources adjacent to the property setting the tone. They had to balance how much they made it look like a historic resource in the district versus acknowledging that it was a modern building with modern requirements. There was also a financial feasibility to having a detached garage that was moved back and she did not think overall it would gain much in compatibility. It made more sense to have the garage forward and attached to the house.

Board Member Met thought the massing was more pronounced being next to the Guild building.

Board Member Blythe asked for the reasons for the revised roof line and dormer.

Mr. Delson said in response to the concern about the height of the building, they lowered the roof and the upper floor was cut. The dormers only allowed an 8 foot ceiling for the living space. It was a two and a half story building with commercial on the ground level. The jogging roof would allow some usable space under the attic. To provide a separation from the garage and house, they eliminated some square footage on the back as well. There were other homes on this street with attached garages. Because of the concerns, they did provide a separation.

Vice Chair Baysinger entered into the record the old Hutchinson Hospital which was comparable in size and a block away from this site.

Vice Chair Baysinger closed the public hearing.

The Board deliberated on the garage. They thought it was acceptable, with no other

feasible location on the site and the separation of the garage and house met the intention.

Vice Chair Baysinger suggested a condition that no barrier could be put in the gap between the house and garage that could not be seen through, such as a steel gate.

The Board deliberated on the massing. They thought it was acceptable given there was a mix of different size houses in the neighborhood and the style was geared towards residential as opposed to commercial.

Ms. Robertson-Gardiner suggested revising Condition #6 to add all retaining walls associated with the garage and left elevation shall be no more than six feet tall and the retaining wall shall be no taller than four feet.

A motion was made by Board Member Blythe, seconded by Board Member Stobie, to approve HR 20-01: Historic Review for a new live/work unit in the McLoughlin Conservation District on 5th Street with the conditions as revised. The motion carried by the following vote:

Aye: 4 - Grant Blythe, Ken Baysinger, Ray Stobie and Claire Met

4. Communications

4a. Seeking Volunteers to Lead Oregon City's Comprehensive Plan-Nomination for CIC Representative on Project Advisory Team (PAT)

Ms. Robertson-Gardiner said the City was working on updating the Comprehensive Plan and a volunteer from the HRB was needed for the project advisory committee.

Laura Terway, Community Development Director, described the role of the project advisory committee.

Board Member Blythe volunteered.

5. Adjournment

Vice Chair Baysinger adjourned the meeting at 9:18 PM.