



City of Oregon City

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

Meeting Minutes Historic Review Board

Tuesday, May 25, 2021

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Blythe called the meeting to order at 7:01 PM.

Present: 4 - Board Member Paul Edgar, Board Member Ray Stobie, Board Member Sabrina Ferry, and Board Member Grant Blythe

Staffers: 1 - Planner Kelly Reid

2. Public Comment — *None*

3. Public Hearing: **GLUA-20-00022 and HR 20-10: Historic Review for alterations to a contributing structure in the Canemah National Register District at 112 Miller St.**

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.

All board members had visited the site.

Kelly Reid, Planner, said this was historic review for alterations to an existing contributing home at 112 Miller Street in the Canemah District. She shared photos showing the poor condition of the home. The proposal included restoration of the house and the addition of a shed dormer to the north facing roof. She showed examples of similar side dormers. The applicant also proposed to replace all of the windows which would need to match the originals. She reviewed the recommended conditions of approval.

The applicant Jason Jacobucci discussed the current condition of the windows, which needed to be replaced, not repaired. He also explained the bids he received for the windows and confirmed they would be identical to the originals. The intent was to make the house livable again and to bring it back closer to what it used to be. The dormer matched a house around the corner from this house.

There was discussion regarding the concrete foundation, starting the dormer at the crest of the roof, window replacement and costs, and maintaining the look of the bottom sill plate and apron on the windows.

Chair Blythe shared guidelines for dormer dimensions. He suggested a setback on all the sides to make it the least impactful to the original structure.

Chair Blythe closed the public hearing.

There was further discussion regarding compatibility of the replacement windows, adding a condition that the sill plate and apron be maintained as best as they could, and dormer window size and configuration.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve GLUA-20-00022 and HR 20-10: Historic Review for alterations to a contributing structure in the Canemah National Register District at 112 Miller St with the added conditions that the original exterior window sill and apron design should be maintained, the face of the dormer should be set back 12 inches from the wall below, and the dormer window sizes might vary as needed from what was proposed. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board Member Ferry

GLUA-21-00021 and HR 21-09: Historic Review for New Construction in the McLoughlin Conservation District at 121 Center Street.

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 Ferry visited the site and noted that some of the siding had been removed and the original siding was underneath. Board Member Stobie also visited the site and noticed the same thing. Chair Blythe visited the site as well.

Ms. Reid said this was a historic review for an addition to a non-contributing structure at 121 Center Street in the McLoughlin District. She discussed the design guidelines for new construction projects, siding, windows, height differentiation, neighborhood association comments, and HRB direction on allowing reuse of the existing window on the front to match the rest of the home and a new window on the side proposed to be vinyl or fiberglass. She reviewed the recommended conditions of approval.

Alan Brzycki, representing the applicant, said they were fitting the addition in between an existing kitchen window and the existing front plane of the house. It was a bedroom addition and they wanted to make it as seamless as possible to the look of the existing home. The doors in the plan were French doors, not a sliding glass door. The stairs would only be pressure treated if they touched the ground.

Matt and Lauren Jenkins, applicants, said they were also open to concrete stairs. The windows were currently vinyl, but they could put in fiberglass or vinyl windows.

Ms. Reid clarified the condition was for no visible pressure treated wood.

Board Member Edgar agreed with the comments made by the McLoughlin Neighborhood Association. He suggested putting in a 4 inch trim board to

differentiate the addition. He was in favor of the applicant's proposal to reuse an existing window on the front of the house.

Chair Blythe asked about the original siding. Mr. Jenkins said it was a tongue and groove style. It looked like the walls were insulated after the construction. He thought the siding would not be the same in the area they were adding the addition.

Chair Blythe asked about adding a piece of vertical trim for the transition. Mr. Brzycki said there was already a downspout there that might provide what they were looking for. They also might want to put a small piece of trim between the two types of siding anyway.

Chair Blythe asked why they made the addition flush with the front of the house instead of set back. Ms. Jenkins said it was due to the location of the kitchen window and to provide as much room in the bedroom as possible.

Chair Blythe closed the public hearing.

There was discussion regarding allowing the shutters to be moved with the existing window to the front of the house and allowing shutters on the side of the house as well. There was also discussion about the proposed siding which should match as closely as possible with the existing siding and differentiated with the downspout or trim piece.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve GLUA-21-00021 and HR 21-09: Historic Review for New Construction in the McLoughlin Conservation District at 121 Center Street with the added conditions that the new windows be 1 to 1 double hung either fiberglass or wood with traditional window trim, sill, and apron as stated in the McLoughlin Neighborhood Association letter, the applicant could use the existing side window and shutters on the front of the addition, and the shutters on the side of the house would match the existing shutters. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board Member Ferry

CONTINUANCE: GLUA-21-00015 and HR 21-00008: Historic Review for exterior alterations to a noncontributing home in the Canemah National Register District at 601 4th Avenue.

A motion was made by Board Member Stobie, seconded by Board Member Edgar, to continue the hearing for GLUA-21-00015/ HR 21-00008 to September 28, 2021. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board Member Ferry

4. Other Business: August 25 and September 30, 2020 HRB Minutes

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve the August 25 and September 30, 2020 minutes. The motion carried by the following vote:

Aye: 4 – Chair Blythe, Board Member Edgar, Board Member Stobie, and Board

Design Advice for a New Single Family Home on the Landmark Property at 412 Logus Street – Rasmussen-Hadley House

Ms. Reid said this was a landmark outside of a district. The applicant was hoping to develop a new home on the second half of the property. This would be considered an alteration to an existing historic site. The mature trees on the site would be preserved. She shared the draft designs of the new two story home. She thought the setbacks from the existing home were appropriate but the scrollwork detail on the front porch was detailed and might detract from the existing house.

The designer representing Claudia Howell, the applicant, discussed preservation of the trees and proposed design of the house.

There was discussion regarding the roof design of the porch, historic style of the new house, pitch of the main roof, windows, how this site was a local landmark but not national landmark, porch apron, porch width, porch roof, front door, compatibility for solar panels, explaining the roof pitch in detail in the application, and no vinyl windows allowed.

Compatible Change Project: New Construction Thresholds Work Session

Ms. Reid summarized the new construction review alternatives, open house results, and potential code amendments.

There was discussion regarding the definition of new construction, floor area calculation, public outreach, preferred alternative, and guidelines for commercial.

There was consensus to bring this back to another meeting to give the Board more time to review it.

5. Communications

Board Member Edgar thought there should be more outreach to new residents in the historic districts.

Ms. Reid said staff sent out welcome packets to new residents. She could also make them available to neighborhood associations to pass out.

Chair Blythe asked for more information about the HRB's findings when it came to applications that were appealed.

Ms. Reid said Board Member Carrie Crook had resigned her position.

There was discussion regarding filling the vacancy, especially with someone who had architectural experience.

6. Adjournment

Chair Blythe adjourned the meeting at 10:20 PM.