

City of Oregon City
Minutes
Historic Review Board

May 22, 2018 7:00PM Commission Chambers

1. Call to Order

The meeting was called to order at 7:00PM

Present: 3 - Ken Baysinger, Claire Met, Grant Blythe

Absent: 2 - Jon McLoughlin, Ray Stobie

Staffers: 1 - Christina Robertson-Gardiner, Senior Planner

2. Design Advice

2a. PC 18-070 Design Advice: New construction on a residential site in the Canemah National Register District.

Christina Robertson-Gardiner explained that this application is for a new single-family residence and detached garage/ADU to be located at vacant lot between 4th and 5th Ave off Apperson St. Parcel number 3-1E-01AA-02602. A preservation incentive is being sought with this application to reduce the 9' side yard setback to the west on the side of the unimproved alley. Applicants are requesting this side yard setback be reduced to 5' rather than pursuing a vacation of the unimproved alley. This will allow for better vehicle maneuvering area on site and a larger landscape buffer from the home to the driveway.

Applicant Todd Iselin, architect, stated that he and his clients Karen and Morris Schademan feel that the design of the house is an appropriate design for the site. He assured that he could reduce the current 712 pitch to 612 if the Board feels that is appropriate.

Paul Edgar, Oregon City resident, pointed out that this home is two-story which he stated is against code. He recommended that the applicant change the design from a two-story to a one-and-a-half story vernacular home in keeping with the other home designs in Canemah.

Mr. Iselin agreed with Mr. Edgar that the more prominent homes in the area are indeed vernacular style but the applicants chose to go a different direction with their home.

There was discussion and suggestion on topics such as the vertical appearance of the home with bungalow features, the second-story porch, emphasizing the horizontal, conforming to a more vernacular appearance.

Applicants stated they will come back with a couple more designs that meet with the Board's design advice. Ms. Robertson-Gardiner notified them that there will be a June meeting if they can have the plans submitted by then.

3. Public Hearing

Chair Baysinger opened the public hearing by reading the rules that apply to public hearings. He asked the commissioners if they have any ex parte contacts, conflicts of interest, bias, or any other statements to declare. Chair Baysinger pointed out that he is a realtor and he sells houses in Oregon City but has not been involved in any transactions relating to this particular property. All three commissioners have visited the site.

3a. PC 18-071 HR 18-03 Reducing the size of the Knute Tollefson House in conjunction with the construction of 23 new townhome style apartments onsite.

Ms. Robertson-Gardiner explained that the proposed action is requesting an alteration to the parcel on which the Knute Tollefson House resides; there are no proposed changes to house itself. The request for the alteration has to do with a reduction for a proposed development expected to occur adjacent to subject site. Staff recommends approving with conditions the reduction of the site of the Knute Tollefson House so the designation pertains only to the area identified in Exhibit 3.

The Board was asked to consider if the reduction in the size of the landmark is sufficient to be able to retain the significance of the house itself.

Applicant Todd Iselin pointed out that the property owner Monty Young wishes to keep the new development compatible with the existing home and keeping the project as low-impact and environmentally-friendly as possible. He stated that

they are okay with Ms. Robertson-Gardiner's recommendation to go 20 feet from the back of the house for the highlighted boundary. Mr. Iselin stated that is what they would like the Board to approve.

There was discussion about saving the oak tree on the property.

Alan Redbourn, Oregon City resident, expressed concern about fitting 23 units on the property. He asked the Board to consider saving the oak tree. He argued with the statement that you cannot see the house from the street as well as maintaining the historical relevance of the house and property. He requested a continuance.

Cyrus Facchini, Oregon City resident, expressed concern about the effects of the new development on the Park Place neighborhood. He pointed out that this is the last historical lot in Oregon City of this size, with a historical house of significance and archeological and Native American resources, that has not been parceled out for development.

There was discussion about the continuance. Ms. Robertson-Gardiner stated that there is a date certain set for June 26, 2018.

**Claire Met moved to continue PC 18-071 HR 18-03, to June 26, 2018.
Seconded by Grant Blythe. The motioned carried with the following vote:**

Ken Baysinger-aye, Claire Met-aye, Grant Blythe-aye

Chair Baysinger closed the public hearing

4. Comments:

Ms. Met announced the celebration of the 175th anniversary of the Oregon Trail at the Oregon Trail Interpretive Center August 25 and 26th.

5. Adjournment:

The meeting was adjourned at 8:15:19 PM.