



City of Oregon City

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

Meeting Minutes

Historic Review Board

Tuesday, April 28, 2020

7:00 PM

Commission Chambers

1. Call to Order

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

Present: 3 - Grant Blythe, Jon McLoughlin and Ken Baysinger

Absent: 2 - Ray Stobie and Claire Met

Staffers: 2 - Christina Robertson-Gardiner and Carrie Richter

2. Public Comments

There were no comments on non-agenda items.

3. Public Hearing

3a. GLUA-20-00009 and HR 20-05: Historic Review For a New Detached Garage in the McLoughlin Conservation District at 420 4th Street.

Chair McLoughlin 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 Baysinger was a realtor and helped buyers and sellers of residential property. None of the properties they were talking about tonight were on the market or had been on the market and he had no involvement with any of them at any time.

All Board members had visited the site.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. This was a request for a new detached garage for 420 4th Street. It was a non-designated structure in the McLoughlin Conservation District. The applicant came to the Board in February but because of the location of the garage, it was determined that they would need a preservation incentive to reduce the setback. She showed pictures of the property and neighboring historic resources. The applicant proposed two setback options, one with the garage located with a five foot setback and other with the garage located with a 10 foot setback from Center Street. Public Works and Planning staff did not support the 10 foot setback option for safety concerns and recommended the five foot setback. She reviewed the proposed changes to the conditions. Staff recommended approval with the revised conditions and five foot setback.

There was discussion regarding Condition #9, allowing a larger garage door and mitigating it with additional design elements to make it appear like a carriage door.

Laura Swearingen, applicant, was there to answer any questions. Regarding the five foot setback, it would make the space too small to get a wheelbarrow to the back yard due to the trees. She asked if it could be larger.

Chair McLoughlin did not think there was a way to make it larger.

Chair McLoughlin closed the public hearing.

A motion was made by Board Member Baysinger, seconded by Board Member Blythe, to approve GLUA-20-00009/HR 20-05: Historic Review for a new detached garage in the McLoughlin Conservation District at 420 4th Street with the revised conditions. The motion carried by the following vote:

Aye: 3 - Grant Blythe, Jon McLoughlin and Ken Baysinger

3b.

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.

Chair McLoughlin 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 Baysinger met the applicants at the neighborhood association meeting. They had a discussion about the property but he did not participate in the discussion.

Board Member Blythe said his property, his neighbor's property, and this property had a covenant for the shared driveway on Hedges between 4th and 5th Avenues. The outcome of this hearing did not affect the responsibilities of the covenant.

All Board members had visited the site.

Ms. Robertson-Gardiner provided the staff report. This was a request for a new single family home and detached garage on 4th Avenue in the Canemah National Register Historic District. The application had come to the Board in February and was continued. She discussed the revised plans, public comments, and alternative approach plans that had been received after the agenda was published. There had been a request to extend the 120 day deadline, but only the applicant could choose to extend it. Currently the deadline was May 20, 2020. She reviewed the options for the application. She then explained the alternative approach plans submitted by Board Member Baysinger, site location, topography, adjacent houses, tree preservation/removal, revised site and floor plans, and recommended conditions.

Board Member Baysinger described the alternative approach plans he had submitted. These plans reduced the width of the front elevation, took off the gabled dormer over the front porch, and suggested a less ostentatious presentation on the entries.

Carrie Richtor, City Attorney, gave guidance on the decision, need for revised findings, meeting the deadlines, and the options for the Board.

Lyudmila Ezersky, applicant, was open to feedback and making this application work.

Board Member Baysinger asked what she thought of his alternative. Ms. Ezersky said she had not been able to get feedback from her architect about the feasibility due to

the topography.

Board Member Blythe asked if she was open to extending the 120 day deadline. Ms. Ezersky was concerned about getting permits on time to excavate before the summer season was over.

Ron Bistline, resident of Oregon City, was representing the Canemah Neighborhood Association. The Association had not been able to meet to discuss the new design. He would like the hearing to be continued so they could discuss it.

Chair McLoughlin closed the public hearing.

Ms. Robertson-Gardiner said the applicant's geologic hazard review was incomplete and she was unsure if construction could happen this summer. She explained the process for getting the building permits and that excavation had to be completed by October 31.

Chair McLoughlin reopened the public hearing and asked if the applicant would extend the 120 day deadline and if the applicant's architect would be able to review the alternative and be ready for the May HRB meeting.

Ms. Ezersky was willing to extend the deadline to June 20, 2020 and her architect would be ready for the May 26 HRB meeting.

Chair McLoughlin thought the applicant should follow the conditions recommended by staff.

Chair McLoughlin closed the public hearing.

Board Member Baysinger asked if his alternative would satisfy the code regarding the width of the front of the house. Ms. Robertson Gardiner was concerned that the six foot setback would not be enough to reduce the massing.

Chair McLoughlin thought landscaping would help mitigate the massing.

Board Member Blythe suggested making the windows smaller, not having a main centered entrance, and using partial stone on the basement level exterior.

Chair McLoughlin reopened the public hearing.

Ms. Ezersky asked about not being able to meet the conditions due to the topography. Ms. Richter suggested the applicant work with staff to come up with alternatives if needed.

Chair McLoughlin closed the public hearing.

A motion was made by Board Member Baysinger, seconded by Board Member Blythe, to continue 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 to May 26, 2020. The motion carried by the following vote:

Aye: 3 - Grant Blythe, Jon McLoughlin and Ken Baysinger

3c.

GLUA-20-00005 and HR 20-01: Historic Review for a new live/work unit

in the McLoughlin Conservation District on 5th Street

Chair McLoughlin 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.

All Board members had visited the site.

Ms. Robertson-Gardiner presented the staff report. She entered items into the record, discussed how the 120 day deadline ended on June 2, and discussed the options for the Board. She reviewed the site location, zoning and topography, live/work requirements, street views, adjacent historic resources, and revised site plan and elevations. She then discussed the two main questions the Board had to answer, one regarding the appropriateness of the massing and the other regarding compliance of the garage location. She explained the recommended conditions of approval.

There was discussion regarding the requirements for a residential care facility.

Ms. Richter discussed where the application was procedurally. The HRB would either have to make a decision tonight or the applicant would need to extend the 120 day deadline.

John Delson, Delson Engineering, was representing the applicant. He discussed the topography of the site, garage location, the residential/commercial space, parking, and entrances. He showed pictures of other homes in the neighborhood as well as classic foursquare style homes and garages. This lot was not flat and was residential/commercial. The only visible portion would look like a one and a half story building. It was a typical style that was in the neighborhood.

Jilene Modlin, resident of Oregon City, said her house faced this property. She was concerned about it being a three story building from the backside and how it did not look like a historic building except for the front facade. She was also concerned that there was not enough parking being provided. Just because there were other 1960/1970s bad architecture buildings similar to this, they did not need to have another building that did not match the neighborhood. There were no other houses that were three stories and ten bedrooms. It was much larger than anything in the neighborhood.

Denyse McGriff, resident of Oregon City, did not think the application met code. New construction should enhance the visual character by constructing harmonious design that reflected and supported the character and style of the buildings during the historic period of the McLoughlin Conservation District. This proposal was out of scale and its massing was not appropriate. The building was trying to do too many things and it was not appropriate for the District.

Mr. Delson provided rebuttal. He said regarding the height of the building, because it was a sloping lot they took the average elevation for the height. He thought the average height was below two stories. It was a one and a half story building with a studio in the daylight basement.

Ms. Robertson-Gardiner read the City's definition of height into the record. She reviewed the options for the Board on this application.

The Board discussed how this application did not meet the design guidelines for residential or commercial and that there was a lack of parking.

Chair McLoughlin asked if the applicant was willing to extend the 120 day deadline. The applicant agreed to the extension to August 6, but asked for more guidance on the design.

The Board discussed the height, massing, and garage.

Chair McLoughlin closed the public hearing.

The Board discussed whether the design should be residential or commercial and options for making it a two story building. The Board suggested the applicant review the design guidelines for both residential and commercial and for the one they choose to include why they thought it was appropriate. The applicant should also address the issues of it being in a transitional part of the historic district and surrounding structures.

A motion was made by Board Member Blythe, seconded by Board Member Baysinger, to continue GLUA-20-00005/HR 20-01: Historic Review for a new live/work unit in the McLoughlin Conservation District on 5th Street to May 26, 2020. The motion carried by the following vote:

Aye: 3 - Grant Blythe, Jon McLoughlin and Ken Baysinger

4. Adjournment

Chair McLoughlin adjourned the meeting at 9:53 PM.