



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes Historic Review Board

Tuesday, March 28, 2023

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

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

Present: 5 - Board Member Robert Green, Board Member Paul Edgar, Board Member Tim Powell, Board Member Ray Stobie, and Board Member Sabrina Ferry

Absent: 0 -

Staffers: 2 - Senior Planner Christina Robertson-Gardiner and Planning Manager Pete Walter

2. Public Comment — *Dorothy Dahlsrud, resident of Oregon City, spoke about expanding the McLoughlin Conservation District to include the stones on the corner of 7th and Harrison.*

There was discussion regarding the history of the stones and the City acquiring the stones to keep them local.

3. Preservation Grant: PG 23-02 812 John Adams- Tile Repair/Replacement on the Elizabeth Clark House

Christina Robertson-Gardiner, Senior Planner, gave an overview of the Elizabeth Clark House and the request for replacement of roof tiles on the garage. The bid would need to be revised to show the breakdown of the work that was eligible for the grant.

Richard Wilhemi, applicant, said he wanted to preserve the look of the garage by using the same material as the house. He would be using the same contractor as he had used for replacing the house roof tiles.

There was discussion regarding possibly giving more grant money to the project if there was some left over at the end of the fiscal year.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve PG 23-02 812 John Adams- Tile Repair/Replacement on the Elizabeth Clark House. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Edgar, Board Member Stobie, and Board Member Ferry

4. Public Hearings: Recommendation of Adoption of the Design Guidelines for New Construction- Middle Housing to the City Commission.

Chair Ferry opened the public hearing and read the hearing statement.

Ms. Robertson-Gardiner presented the staff report. This was a request for adoption of the design guidelines for new middle housing construction. Once approved by the Board, they would be sent to the City Commission for confirmation. The Board had the latest version with all the revisions discussed at the September meeting. The hearing could be continued if there was more discussion needed. She reviewed the draft guidelines and changes that had been made.

There was discussion regarding inadequate parking requirements, attaching buildings with a “hyphen” which might look like a breezeway, adding local photograph examples, and primary and secondary entryways.

The Board would send staff addresses or pictures of good examples and staff would put together a one-page annotated photo page to add to the document.

A motion was made by Board Member Edgar, seconded by Board Member Powell, to continue the hearing for the adoption of the design guidelines for middle Housing to April 25, 2023. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Edgar, Board Member Stobie, and Board Member Ferry

New Construction of a Tri-Plex on Land that is Part of a Designated Landmark -Rasmussen-Buol House (151 Molalla Avenue) (GLUA-23-00001; HR 23-00002)

Chair Ferry opened the public hearing and read the hearing statement. She 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. This was a request for construction of a new triplex on land that was part of a designated landmark. The applicant had chosen not to request a reduction of the size of the landmark. Staff recommended denial or a continuation of the hearing to address outstanding items and design direction. She reviewed the findings for denial, subject site, proposed townhomes, renderings, site plan, elevations, revised Comp Plan finding, possible conditions, and options. She then added the preapplication conferences to the record.

There was discussion regarding the Molalla frontage and access to the site, how this came in before the middle housing design guidelines were approved, increasing setbacks from the historic home, reducing the height, and fence on the lot line.

Sergey Marandyuk, representing the applicant, said they had tried to meet all of the standards, but received mixed direction from different departments. While they could reduce the height, they would not be able to satisfy all the other conditions. They had already increased the setback from Molalla Avenue from their original plan. He hoped to be able to work with the HRB and come up with a plan that worked for both parties.

Dorothy Dahlsrud, resident of Oregon City, said they needed to save this beautiful historic home.

It should not be overshadowed by the new construction. With the proposed plan, there would be no room for garbage cans, greenspaces, communal areas, parking, or secured storage area. She thought the massing should be reduced, and there should be more setbacks to keep with the character of the neighborhood.

Karla Laws, representing the Elyville Neighborhood Association, was concerned about the setbacks, siting, pitch of the roof, windows, front door, and how close it was to Molalla Avenue. She explained the importance of the front of the houses historically with neighbors greeting and talking to each other. She would love to see a covered front porch on the new building. She thought the neighborhood needed restoration to what it had been in the past.

Mr. Marandyuk provided rebuttal. They could not replicate the historic home. They already had a large setback from Molalla and buffers on the other side, which left a small footprint to work with. If they reduced the massing, they would want a larger footprint.

There was discussion regarding the existing fence on the property line, considering a 1.5 story look as opposed to a 2-story look, window placement being more symmetrical, and making the side facing Molalla more inviting.

There was discussion regarding the reduction in size to 1.5 story to minimize the massing, how there was not enough spacing between the new development and the historic home, preserving trees on the property, pedestrian and vehicular view and screening the back of the historic house from the new construction, how this would require a redesign as the massing was nearly double what would be considered appropriate if 1.5 times the volume of the contributing resource was appropriate, adding design elements and symmetry to compliment the historic structure, height of the building was to be similar to the neighborhood, landscape plan to mitigate some massing, consistent siding around the building, need for one over one double hung windows, and increase of the front porch to give the feel of an entryway on the Molalla side.

The Board deliberated whether this should be a total redesign or just needed tweaking, and whether or not to deny or continue the application.

Mr. Marandyuk requested a continuance and agreed to extend the 120-day deadline.

There was consensus for the applicant to make changes to address the excessive massing, façade facing the streetscapes and entry on Molalla, consistency in the siding, one over one double hung windows, and landscape plan.

A motion was made by Board Member Green, seconded by Board Member Edgar, to continue the hearing for new construction of a tri-plex on land that is part of a designated landmark -Rasmussen-Buol House (151 Molalla Avenue) (GLUA-23-00001; HR 23-00002) to May 23, 2023, and for the applicant to return with modified drawings to address the Board's comments. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Edgar, Board Member Stobie, and Board Member Ferry

5. Minutes

Ms. Robertson-Gardiner said a minutes audit had been done, and there were several sets of older minutes to be approved.

A motion was made by Board Member Green, seconded by Board Member Stobie, to approve the January 24, 2023, January 25, 2022, May 26, 2020, October 22, 2019, April 4, 2016, October 27, 2015, April 28, 2015, February 25, 2014, January 28, 2014, and November 26, 2013 minutes. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Edgar, Board Member Stobie, and Board Member Ferry

6. Communications

Ms. Robertson-Gardiner said Preservation Month was coming up and they would need nominations for the Ruth Powers Preservation Award. She was working on scheduling a Solar Panel presentation.

7. Adjournment

Chair Ferry adjourned the meeting at 9:45 PM.