



City of Oregon City

625 Center Street
Oregon City, OR 97045
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Meeting Minutes - Draft

Historic Review Board

Tuesday, March 23, 2021

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Blythe called the meeting to order at 7:02 PM.

Present: 4 - Board Member Carrie Crook, Board Member Sabrina Ferry, Board Member Grant Blythe, and Board Member Paul Edgar

Absent: 1 - Board Member Ray Stobie

Staffers: 3 - Community Development Director Laura Terway, City Attorney Carrie Richter, and Planner Kelly Reid

2. Public Comment – *None*

3. Other Business: **Preservation Grant 21-01: Window Repair on the Arthur Howland House at 515 High St**

Kelly Reid, Planner, summarized the grant request and shared photos of the damage that needed to be repaired.

Vicki Yates, applicant, explained the condition of the five windows and the preferred bid.

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve the grant request as proposed. The motion carried by the following vote:

Aye: 5 – Chair Blythe, Board Member Crook, Board Member Edgar, Board Member Ferry, and Board Member Stobie

4. Public Hearing: **GLUA-21-00001/ HR 21-00001 through 21-00005: Historic Review for Canemah Cottages in the Canemah National Register Historic District.**

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 Edgar recused himself from the hearing. All other board members had visited the site.

Ms. Reid presented the staff report. A comparison list had been done of the changes made between the HRB approved plans (2017) and the current site as constructed (2021). She discussed staff's recommendations for these changes and the items that required mitigation. She then reviewed the approval criteria, characteristics of the Canemah National Register District, overall development, and landscaping. She also discussed the recommended conditions of approval.

Carrie Richter, City Attorney, summarized her memorandum about the LUBA decision on this application.

Christopher Staggs, applicant, described the changes that were made from the original HRB application including site planning, walls, vernacular style, windows, and elevations. He commented on the conditions to only use native plants on the wetland border and mitigation for the retaining wall.

Linda Baysinger, resident of Oregon City, thought the landscaping mitigated many of the issues. She did not think the type of siding could be seen from the street. The cement wall did fit in. She supported approval.

Celeste Blythe, resident of Oregon City, thought the biggest issue was setting a precedent for siding and windows on future builds in Canemah. She thought the guidelines should be followed, especially those that were not ambiguous, such as those for windows and siding.

Ron Bistline, resident of Oregon City, said all the other builds for the last several years had complied with the code. He thought this would set a precedent. Changes should be made to make this application compliant. He asked for a continuance of the hearing in order to speak with the neighborhood association.

Paul Edgar, resident of Oregon City, thought it was important to require smooth siding and compliant windows. The skylights were visible and should not be allowed. He thought the grading exceeded the requirements and the retaining wall should only be 3.5 feet. Trees had been killed due to trenching.

Mr. Staggs provided rebuttal. For the most part, the neighborhood was supportive of the project. However, Mr. Bistline and Mr. Edgar had been strong opponents from the beginning.

There was discussion regarding the request for continuance. There was consensus that a continuance was not needed.

Chair Blythe closed the public hearing.

The Board reviewed the comparison list item by item. They accepted most of the items as is with staff's recommendations. There was consensus to add a condition of approval to screen the exposed foundation. There was consensus to allow the skylights and windows to remain as they were placed and to keep the height of house

5 as it was with disappointment that the height was not varied. There was consensus to add a condition of approval for the applicant to replace the siding on all the homes with either the originally approved wood siding or smooth fiber cement siding. This was due to the artificial texture of the siding which was not consistent with the historic nature of the contributing structures and the homes were located close enough to the public rights-of-way that the texture was easily visible. It could also be used to set a precedent in the neighborhood. There was also consensus to approve the new recommended condition #4 regarding native plantings within 50 feet of the wetland boundaries.

A motion was made by Board Member Stobie, seconded by Board Member Crook, to approve GLUA-21-00001/ HR 21-00001 through 21-00005 with the recommended conditions in the staff presentation and added condition to replace the siding and added condition to screen the exposed foundation. The motion carried by the following vote:

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

5. Communications

Ms. Reid said the Parks and Recreation Department was putting on a Preserve Our Past contest. May was Preservation Month and she asked the Board to forward any nominations for the Preservation Award.

6. Adjournment

Chair Blythe adjourned the meeting at 9:48 PM.