



City of Oregon City

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

Historic Review Board

Tuesday, March 2, 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. Public Hearing: **GLUA-21-00007/ HR 21-00006: Historic Review for alterations to the Ely Store at 1019 7th 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. There were none. All board members present had visited the site.

Kelly Reid, Planner, presented the staff report. This was an application for alterations to a designated structure in the McLoughlin Conservation District. She showed a picture of the building around 1903. The building had been greatly modified over the years and the applicant was proposing to restore it back to the original look. She discussed the changes proposed and showed pictures of the elevations. She discussed the window replacements and revised conditions of approval.

There was discussion regarding use of vinyl windows.

Jessica Iselin, representing the applicant, said there were no issues with the proposed conditions. A number of the windows would have to be replaced on JQ Adams. They were currently vinyl in an assortment of sizes. They wanted to install slightly larger windows with appropriate proportions and egress. For the west side facade, there were wood windows in poor condition, and they were open to looking into replacing them with wood. She thought the vinyl clad windows on the front were a good option as well.

Board Member Edgar thought for the 7th Street and JQ Adams sides that were the most visible, the windows should be wood or fiberglass.

Ms. Iselin discussed the cost differences between the window products and issues with product availability. They would like tentative approval to start the process and open up the building to see what needed to be done.

Chair Blythe closed the public hearing.

Board Member Edgar suggested approving the application with an additional condition that the applicant come back with more definitive product descriptions on the windows.

Board Member Ferry would like to know more information about the condition of the wood windows. She thought it would be good if they could be replaced.

A motion was made by Board Member Edgar, seconded by Board Member Ferry, to approve GLUA-21-00007/ HR 21-00006: Historic Review for alterations to the Ely Store at 1019 7th Street with the revised conditions and amended Condition #7 for the applicant to utilize clad wood windows as replacements on the front and corner side – Marvin Integrity or equivalent quality. Full vinyl windows were not permitted without HRB approval. The motion carried by the following vote:

Aye: 4 - Chair Blythe, Board Member Crook, Board Member Edgar, and Board Member Ferry

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. This was a request for new construction of five cottages with shared parking and open space in the Canemah District. She discussed the approved site plan and history of the property. An interim inspection had been done and staff found several discrepancies between what the Board had approved and what had been built so far. She then discussed the approval criteria and design guidelines that were applicable. The issues found were siding, separation from the street, windows, skylights, and retaining walls. She then gave recommended conditions of approval to address these items.

Carrie Richter, City Attorney, discussed how the HRB should review the application compared to the design guidelines and not be concerned about precedent.

There was discussion regarding the deviations from what was approved and what was allowed to change if this application was approved.

Christopher Staggs, applicant, thought the guidelines were discretionary. He had made some minor adjustments and he hoped that the HRB would recognize the homes fit in and met the intent of the appearance of the Canemah neighborhood. He generally agreed with the City's recommendations for mitigation through landscaping and adding trim to the windows. The HRB could also approve the changes as is without any

mitigation. Regarding the retaining wall, it would be less high once the driveway paving was done. It was also far back from the street.

There was discussion regarding the retaining wall, reasons for the changes to the original approval and conditions, window trim, and siding.

Ron Bistline, resident of Oregon City, thought smooth siding was required. This situation was hurtful to those who had gone to the trouble of building a home in Canemah per the code and had been held accountable to it.

Paul Edgar, resident of Oregon City, thought the design guidelines were mandatory, not discretionary. He asked for a continuance of the hearing. He would like to see the detailed list of variances from what was approved. Smooth siding was required and the skylights on House #4 were very obvious. The retaining wall was supposed to be 3.5 feet. He did not think the sidelight windows were allowed. This was incompatible with the historic district.

Linda Baysinger, resident of Oregon City, urged the HRB to approve the project tonight so it could move forward and not be further delayed. It was what made homes unaffordable. She thought other homes on 4th had skylights. She did not think the smooth siding was an issue as it would not be visible from the street. Trim on the windows was not necessary.

Mr. Staggs said smooth siding was not in the code, it was a discretionary decision. The windows were not single pane. He was frustrated with the misrepresentation of the project and the request for continuance. He would like to continue with the project.

The Board discussed information they would like from staff at the next hearing including a list of the changes that were made and what the HRB would be approving and if there were additional changes that had not been installed yet.

A motion was made by Board Member Ferry, seconded by Board Member Crook, to continue the hearing for GLUA-21-00001/ HR 21-00001 through 21-00005 to March 23, 2021. The motion carried by the following vote:

Aye: 3 – Chair Blythe, Board Member Crook, and Board Member Ferry

5. Public Hearing: New HRB Policy for Murals in Historic Overlays

Chair Blythe opened the public hearing.

Matthew Weintraub, Tourism Coordinator, gave a background on murals in the City and explained the draft mural program. He showed maps where the murals would be allowed. He then discussed the options for the HRB process.

Ms. Reid reviewed the HRB policy for public murals and what other jurisdictions did for murals.

There was no public testimony. Chair Blythe closed the public hearing.

The HRB favored Option 2, which allowed staff approval of murals if they met the criteria and HRB review if they did not.

A motion was made by Board Member Edgar, seconded by Board Member Crook, to recommend to the City Commission Option 2 for the HRB policy for public murals. The motion carried by the following vote:

Aye: 4 - Chair Blythe, Board Member Crook, Board Member Edgar, and Board Member Ferry

6. Communications

Ms. Reid said the compatible change survey was live until March 8.

7. Adjournment

Chair Blythe adjourned the meeting at 9:53 PM.