

City of Oregon City Meeting Minutes Historic Review Board Work Session

February 26, 2020

6:00 PM

City Hall, Commission Chambers

Members Present: Ray Stobie, Claire Met, Jon McLoughlin, Ken Baysinger, Grant Blythe

Staff Present: Kelly Reid, Planner, and Carrie Richter, Assistant City Attorney

1. **Call to Order**—The meeting was called to order at 6:00 pm.
2. **Definitions and thresholds for "new construction" and "demolition" in historic districts**

Kelly shared that the City Commission had asked that the Historic Review Board look at the definition of new construction. Kelly explained that for the purposes of Historic Overlay, new construction was defined as any new, unattached building or structure larger than 200 square feet or any building addition over 30% in area of the original structure. Kelly pointed out that area was not well-defined, height changes were not addressed, and- depending on the placement of additions- less than 30% in area might result in a house becoming incompatible. Kelly shared an example of house alterations that had not been reviewed by the Historic Review Board but had experienced a significant change in character.

There was general discussion regarding alternative criteria and wording to use. There was also discussion as to whether instances like the house shown were common enough to warrant adding or changing the existing code.

Public Comment

Denyse McGriff, Oregon City, spoke in favor of making changes to the existing code. Denyse stated that the house used as an example was not an isolated incident and said at least three houses in the last two years had undergone something similar and expressed concern that this pattern would continue in the Historic District.

Kelly shared that the building code lacks a clear definition of demolition and currently the determination of demolition versus remodel rests on the building official's decision. The Board expressed an interest in pursuing this topic. Kelly stated an intern could be hired in June to work on the project.

There was discussion about adding the certificate of appropriateness to building permit packets.

3. **Adjournment**- the meeting was adjourned at 6:37 pm.