

City of Oregon City
Meeting Minutes
Historic Review Board

January 28, 2020 7:00 PM Commission Chambers

1. Call to order

Present: 5 - Board members Ray Stobie, Claire Met, Jon McLoughlin, Ken Baysinger, Grant Blythe

Absent: 0

Staffers: 2 - Laura Terway, Community Development Director and Kelly Reid, City Planner

2. Public comments

No public comments.

3. Public Hearings

a. HR 19-06 for an alteration to previously approved new construction in the Canemah National Register District at 704 3rd Avenue

Board member Jon McLoughlin read conditions for public hearing. Committee members declared they have no conflicts of interest and they have visited the site. Committee member Ken Baysinger disclosed that he is a real estate agent.

City Planner Kelly Reid explained HR 19-06. Two conditions had not been met: composite materials for decking and number of stairs. Ms. Reid showed photos of the property and the items under review. Staff recommended to approve HR 19-06 because the items under review are not visible from the street.

Comment was provided by applicant, Mark Zawadzki, and property owner, Ray Streinz, both of Portland. Mr. Streinz explained why composite materials were used and described the issues that led to the change to the number of stairs.

Mr. McLoughlin closed the public hearing.

Board members Claire Met, Grant Blythe, and Ken expressed concern that approval was sought after the construction was already completed. Mr. Blythe suggested that they add a condition that vegetation should be planted in front of the house. There was a discussion about the previous house on the site and the engineering issues with using the same foundation.

Claire Met moved to approve HR 19-06 with the alterations for the new construction with Staff's recommendation. Ken Baysinger seconded the

motion. Claire Met altered the motion to include additional landscaping in front of the lattice work, at least three evergreen shrubs. Ken Baysinger seconded the motion with the additional language. Motion passed, all in favor.

Claire Met: Aye

Ken Basinger: Aye

Grant Blythe: Aye

Jon McLoughlin: Aye

Ray Stobie: Aye

b. HR 20-03 for a major public improvement within the McLoughlin Conservation District at D.C. Latourette Park

Mr. McLoughlin read conditions for public hearing. Committee members declared they have no conflicts of interest and they have visited the site.

Ms. Reid explained HR 20-03. The park is not a national historic site but needs to meet the design requirements because it's within a historic district. She showed photos of current state of the park and renderings of future state. Ms. Reid described the guidelines for improvement, which include using materials which are consistent with historic materials. The plans include a new nature play area, walkways and landscaping. Cobblestone has been proposed at the entry way but this was not a commonly used material in Oregon City. Ms. Reid requested that the Board give direction on the use of cobblestone and indicated that the applicant has alternative materials.

Comment was provided by applicant Denise Conrad, Assistant Parks Director; Amy Rusk, property owner across the street from the park, and Denyse McGriff, speaking on behalf of the Neighborhood Association.

Ms. Conrad clarified that the rendering displayed shows removal of all chain link fence but it will actually only be removed from the front area entryway, due to budget constraints. She confirmed that concrete or decomposed granite could be used instead of cobblestone. Mr. McLoughlin asked about park lighting and Ms. Conrad informed the Board that the park would not have lighting. Ms. Met asked about a designated dog area; Ms. Conrad explained that the upper area used to be a sports park; it was never designated as a dog area but may have been unofficially used that way.

Ms. Rusk, property owner at 901 11th, commented that this is the first she has been notified about the park changes. She spoke about how the changes to the park will impact dog owners. She described how often she and others use the park as a canine park because of its advantages over the official dog park a few blocks away, which is on a busy street. Ms. Rusk gave statistics around how many Oregon residents have dogs/pets as opposed to children under age 9. She also expressed

that the acoustics of the park will amplify the noise made by park visitors, negatively impacting the neighbors.

Ms. McGriff provided comments on behalf of the Neighborhood Association. She testified that there has been ample neighborhood notification and involvement and detailed the different events and communications. It was emphasized that this has been a grassroots effort with much work, discussion and review. Ms. McGriff agreed with the concerns about the cobblestone entrance. She informed the Board that funding has been obtained outside of the City.

Ms. Conrad came back to the Board and affirmed that there were innumerable public events, neighborhood association meetings, and Parks and Recreation Committee meetings regarding the Park. In response to questions, she answered that the process started 4 – 5 years ago and plans came to fruition a couple of months ago. Mr. Blythe asked if there would be a Phase 2 to remove all of the chain link fence. Ms. Conrad replied that it wasn't unforeseeable but that it is not budgeted currently.

Mr. McLoughlin closed the public hearing.

The Board discussed different aspects, including the posting of the land-use application, the lack of a traffic study, and the proposed cobblestone entry. Mr. McLoughlin re-opened the hearing so that Ms. Conrad could answer questions regarding the existing park wall and entryway, then re-closed the hearing. There was further discussion about the cobblestone and the chain link fence.

Ken Baysinger moved for approval of the design as proposed with the conditions that the paving stones be replaced by a natural material consistent with the historical uses in Oregon City. Ms. Reid asked him to clarify if that would be decomposed granite or concrete. Ken Baysinger added to his motion: "Condition of approval is that decomposed granite is used as opposed to the pavers. And a condition regarding the chain link fence to clarify that the old fence is grandfathered in but no new chain link fence will be used. Grant Blythe seconded the motion. Motion passed, all in favor.

Claire Met: Aye

Ken Basinger: Aye

Grant Blythe: Aye

Jon McLoughlin: Aye

Ray Stobie: Aye

c. HR 19-08 Historic Review for demolition of a noncontributing structure in the Canemah National Register District.

Mr. McLoughlin read conditions for public hearing, as new people had entered the meeting. Committee members declared they have no conflicts of interest and they have visited the site.

Ms. Reid explained HR 19-08 and the meaning around “noncontributing”. She described the property, showed photos and expressed that the structure does not add value to the District because of its poor condition. Applicant has proposed to demolish the existing home and build one new home on each of the four lots of record. The new homes would come to the Board as new construction. Ms. Reid reviewed the criteria for demolition. Ms. Redi said that Staff recommends approval for demolition; would also approve deconstruction instead of demolition but they are not specifically recommending any conditions at this time.

Comment was provided by applicant Levy Moroshan, of Milwaukie. Mr. Moroshan informed the Board about why he is proposing demolition.

Mr. McLoughlin closed the public hearing.

Ms. Met moved to “approve HR 19-08, demolition of a noncontributing structure in the national registered district.” Mr. Blythe seconded the motion. Motion passed, all in favor.

Claire Met: Aye

Ken Basinger: Aye

Grant Blythe: Aye

Jon McLoughlin: Aye

Ray Stobie: Aye

d. GLUA-20-00006 and HR 20-02: Historic Review for a new two-story mixed use building in the McLoughlin Conservation District at 920 7th Street

Mr. McLoughlin read conditions for public hearing, as new people had entered the meeting. Committee members declared they have no conflicts of interest and they have visited the site.

Ms. Reid explained GLUA-20-00006 and HR 20-02, which refers to the former site of Olson’s Pharmacy. She showed photos of the current lot, the former pharmacy, and nearby buildings of historical significance. The Church House is close by and the applicant has proposed to design the new building like the Church House. Ms. Reid showed photos of the building plans and disclosed that the plans also have to go through a site plan review at the City Planning Department. She indicated that because the design is mixed use, guidelines do not give full guidance. She said that Staff recommends a condition to provide more Queen Anne elements such as bay windows, more ornamentation, or an increase of roof pitch, 10/12 or greater.

Mr. McLoughlin queried about there being a continuance from the McLoughlin Neighborhood Association and how that might affect the Board’s review. Ms. Reid responded that the Board would not be able to make a decision but the applicant had requested to speak before the Board anyway. The Board decided to hear the public testimony.

Applicant John Delson, architect from NW Custom Homes: Mr. Delson pointed out that a very similar design was approved in 2012 and 2014. He showed 3D rendering with colors. He discussed bay windows and seismic requirements and averred that those requirements would drive up the cost of construction considerably. In response to a question from Ms. Met, Mr. Delson described the setback from the property line.

Wendy Marshall, resident of 115 Madison Street, on behalf of the McLoughlin Neighborhood Association (MNA): Ms. Marshall requested to keep the continuance in place so that the MNA may have time to review all of the proper materials. She expressed that there are currently outstanding questions and items of confusion and that much is based on the prior applications.

Mr. McLoughlin closed the public hearing.

Grant Blythe moved to approve continuance until next Board meeting, February 25. Ken Basinger seconded the motion. Motion passed, all in favor.

Claire Met: Aye

Ken Basinger: Aye

Grant Blythe: Aye

Jon McLoughlin: Aye

Ray Stobie: Aye

- e. Staff Concurrence: Roofing and skylight on new construction in the Canemah District - 413 4th Svenue

Ms. Reid said she was bringing this issue to the Board because she was unsure if it qualified as a Staff-level decision. She showed photos of the proposed roofing and skylight and explained why Staff would issue an approval. The Board discussed the different aspects and agreed that it should be a Staff-level decision.

- f. Local evaluation of National Register Nomination of Buena Vista Social Clubhouse

Ms. Reid explained that the Board is acting as local government review for a National Register Nomination and evaluation is based on criteria from the State Historic Preservation office. She described the circumstances of the Buena Vista Social Clubhouse and showed photos. She communicated the process of using the evaluation form for comments.

Comment was provided by Damon Mabey, Chair of Friends of Buena Vista Clubhouse of Oregon City, Denyse McGriff, of Oregon City, Roger Fowler-Thias, President of Oregon City Parks Foundation, and Todd Young, resident of Buena Vista neighborhood.

Mr. Mabee related why his organization is seeking a national designation. He detailed some of the clubhouse history and recognized the people who contributed to the research.

Ms. McGriff spoke of the exhaustive historical research that went into the application, the repairs needed for the building, and the plans for utilizing the building if the designation is approved.

Mr. Fowler-Thias opined that the building should be fixed up. He expressed that the Foundation was honored to be part of the effort and they had provided financial support to get electricity back to the building.

Mr. Young discussed uncertainty about building's condemnation and the structural integrity of the building. Mr. Baysinger and Mr. Young conversed about the potential cost of repairs. Mr. Young confirmed that there is no mold in the building and described community effort to fix up the structure.

The Board expressed encouragement by the grassroots effort and the immense documentation that was compiled.

Claire Met moved that the Board support the nomination to the National Register of Historic Places for the Buena Vista Social Club. Grant Blythe seconded the motion. Motion passed, all in favor.

Claire Met: Aye

Ken Basinger: Aye

Grant Blythe: Aye

Jon McLoughlin: Aye

Ray Stobie: Aye

4. Approval of meeting minutes

There was a brief discussion regarding the work session for April 2.

Ken Baysinger moved to approve the meeting minutes. Jon McLoughlin seconded the motion. Motion passed, all in favor.

Claire Met: Aye

Ken Basinger: Aye

Grant Blythe: Aye

Jon McLoughlin: Aye

Ray Stobie: Aye

5. Communications

Ms. Reid communicated that she will email the Committee regarding grant projects and work plan. The Board discussed the possible need to address items that come to them for approval because permit guidelines were not followed. Ms. Reid may reschedule the next meeting because of civic event held on the same evening.

6. Adjournment

Meeting adjourned at 9:30 PM.