



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes Historic Review Board

Tuesday, January 25, 2022

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

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

Present: 5 - Board Member Paul Edgar, Board Member Sabrina Ferry, Board Member Ray Stobie, Board Member Grant Blythe, and Board Member Jessica Belknap

Staffers: 3 - Planner Kelly Reid, Interim Community Development Director Aquilla Hurd-Ravich, and Planning Manager Theresa Montalvo

2. Public Comment — None

3. Public Hearings: GLUA 21-00061 / HR-21-00024: Historic Review for New Construction at 724 Polk Street, site of the Clark S. Fuge residence, a historic landmark site.

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 including a visit to the site.

All Board members had visited the site.

Kelly Reid, Planner, presented the staff report. At the previous hearing on this application, the demolition of the garage was approved. This was a decision on new construction at the Clark S. Fuge residence. The hearing had been continued to get more information on how the new structure would be connected to the existing house. She explained the new drawings for the proposed new structure and connection to the existing home. She then discussed the other changes to the proposal, including no front balcony but a window instead and the space would not be an ADU, just a living space. She reviewed the new construction criteria and staff recommendation of approval with conditions.

There was discussion regarding the roof pitch of the structures and windows.

Randy Bell, applicant, said he intended to use wood, double hung windows to match the rest of the house. The footprint of the new building would be the same as the old garage. The trim would match the existing house.

There was no other public testimony.

Chair Blythe closed the public hearing.

The Board deliberated on the application. There was consensus to change Condition #1 to add that the windows in the front would be wood, double hung windows.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve GLUA 21-00061 / HR-21-00024: Historic Review for New Construction at 724 Polk Street, site of the Clark S. Fuge residence, a historic landmark site with conditions as amended. The motion carried by the following vote:

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

GLUA-21-00063 and HR 21-00026: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Otto and Luelle Erickson House

Chair Blythe opened the public hearing. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare.

All Board members had visited the site.

Ms. Reid presented the staff report. This was a request for alterations to 819 4th Street. She discussed the condition of the house, HRB police for solar technology, Comprehensive Plan policies, proposed solar panels, placement of panels, guidance from NPS, precedent, alternatives analysis, findings, and staff recommendation for continuance to allow the applicant time to provide an alternatives analysis and any other evidence the Board might request.

There was discussion regarding an alternate building that could be used.

Matt Modesette of Ion Solar, representing the applicant, discussed the requirements to pass code, how the panels would be installed, alternate installations, color of the materials, and dimensions.

The Board wanted more information on alternatives including panels on the accessory structures and ground mounts and a spec sheet for the panels.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to continue GLUA-21-00063 and HR 21-00026: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Otto and Luelle Erickson House to February 22, 2022. The motion passed by the following vote:

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

GLUA-21-00065 and HR 21-00027: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation District at 503 Madison Street, the Arthur and

Daisy Farr House

Chair Blythe opened the public hearing. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare.

All Board members had visited or driven by the site.

Ms. Reid presented the staff report. This was a request for alterations to 503 Madison Street. She discussed the condition of the house, HRB policy for solar technology, Comprehensive Plan policies, proposed solar panels, placement of panels, guidance from NPS, alternatives analysis, findings, and recommended conditions of approval.

Scott and Suzanne Dunfee, applicants, wanted to maintain the integrity of the home. They thought they could find a way to balance the historic and environmental concerns. They would not be violating the architectural structure or style.

The Board suggested relocating the two panels on the primary façade facing the front entrance.

David Campbell, Ion Solar, discussed the suggestion. Further analysis could be done, but he thought the design proposed was the best option. He did not think the panels would be visible.

Mr. Dunfee agreed the panels would not be seen from the walkway up to the house or at the front door.

Board Member Belknap had walked around the property and confirmed it was difficult to see the top of the roof. She did not think the two panels would be a problem.

There was no other public testimony.

Chair Blythe closed the public hearing.

The Board deliberated on the application. There was consensus that the low-pitched roof made the panels less conspicuous, the roof face was secondary to the front entrance gable, and the landscaping blocked the direct view of the roof.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve GLUA-21-00065 and HR 21-00027: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation District at 503 Madison Street, the Arthur and Daisy Farr House with conditions. The motion carried by the following vote:

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

4. Other Business: Election of Chair and Vice Chair

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to nominate Grant Blythe for Chair and Sabrina Ferry for Vice Chair for 2022. The motion carried by the following vote:

Aye: 5 – Chair Blythe, Board Member Edgar, Board Member Stobie, Board Member

Ferry, and Board Member Jessica Belknap

2021 HRB Accomplishments

Ms. Reid reviewed the list of accomplishments that would be shared with the City Commission.

5. Communications

Ms. Reid said it was time to apply for the Certified Local Government grant and they had to come up with projects for the funding.

Aquilla Hurd-Ravich, Interim Community Development Director, introduced herself.

Theresa Montalvo, Planning Manager, introduced herself.

6. Adjournment

Chair Blythe adjourned the meeting at 9:09 PM.