



CITY OF OREGON CITY HISTORIC REVIEW BOARD MINUTES

Virtual Meeting
Tuesday, January 24, 2023 at 7:00 PM

This meeting will be held online via Zoom; please contact ocplanning@orc.org for the meeting link.

CALL TO ORDER

Due to recording issues, the exact meeting start time is unknown.

PRESENT: 6 - Board Member Sabrina Ferry, Board Member David Green, Board Member Timothy Powell, Board Member Raymond Stobie, Board Member Paul Edgar, Mayor Denyse McGriff

STAFFERS: 1 - Senior Planner, Christina Robertson-Gardiner

OATH OF OFFICE

1. Mayor Denyse McGriff will administer the Oath of Office to Robert Green and Tim Powell as new Historic Review Board members.

Mayor McGriff administered the oath of office to Board members Green and Powell and thanked the Historic Review Board for their service to the community.

ELECTIONS

Board member Ferry was elected Chairperson of the Historic Review Board. Board member Powell was elected Vice Chairperson.

PUBLIC COMMENT

PUBLIC HEARING

2. GLUA-22-00039 and HR 22-00013: Historic Review for solar panel installation of street-facing roof planes on a designated structure in the McLoughlin Conservation district, the William T. Whitlock House at 1216 Jackson Street.

Christina Robertson-Gardiner, Senior Planner, provided an overview of the proposal. An alternative analysis was emailed to the Historic Review Board on Monday, which provided for the panels to be located on both roof planes of the detached garage. This led to a 37% reduction in power production, which is slightly less than the staff report identified with the removal and without the relocation of the panels on the main south-facing roof. Staff recommended approval with conditions, including one that required fencing or landscaping to block the ground mechanical units.

Vice Chair Powell asked about the needed structural upgrades indicated in the plan. Board Member Green provided some additional information indicating that structural upgrades were highlighted as an option. Board Member Green wanted to know more about the alternative analysis and if the main panels could be moved to the

smaller rear roof of the main house in addition to the two sets on the garage. He wondered if that would get the power production closer to the original proposal.

The homeowner and solar representative responded that they could do that additional analysis and return at a future meeting. The revised design that could also be reviewed as a Type I review would be withdrawn. If the applicant still wants/needs to use the main floor for power generation, they will return at the February 28, 2023 HRB meeting with additional information.

No public comment was heard for this application.

A motion was made by Board Member Green, seconded by Vice Chair Powell, to continue the application to February 28, 2023. The motion carried by the following vote:

Aye: 5 - Chair Ferry, Board Member Green, Vice Chair Powell, Board Member Stobie, Board Member Edgar

3. GLUA 22-00031: HR-22-00011 Resubmission for a full ADA Ramp Modification of HR 20-00001 -1020 5th Street

Ms. Robertson-Gardiner provided next steps for this application.

At the November 22, 2022 Historic Review Board meeting, the Board reviewed the submittal and found that there was a lack of evidence in the record to support the revised ADA ramp design that transitioned from the wood railings (side door entrances) to metal railings (rear door entrance).

The HRB provided a list of revised submittals that would be needed to demonstrate a concerted effort to protect historic resources and meet the needs of the applicant under the Americans with Disabilities Act, including Alternatives Analysis, Consistent Revised Plans, and Landscape Plan. As of this evening, no additional information has been submitted to staff.

This application (HR 22-0011) with a revised design (wood and metal) full ADA ramp to the rear elevation continues to lack the needed evidence to show that the proposal provides the best option to balance the needs of the applicant and the impact on the historic district. Staff recommends Denial of GLUA 22-00031: HR 22-0011 1020 5th Steet as the proposal does not demonstrate a concerted effort to protect historic resources and meets the needs of the applicant under the Americans with Disabilities Act.

Ms. Robertson-Gardiner provided a draft motion and indicated that the applicant would not be attending the meeting this evening and was aware that the Board would most likely be denying the application. Ms. Robertson-Gardiner also indicated that the applicant could still pursue the reduced side door ramp design approved in 2021 and reminded the Board that the land use conditions of approval are tied to the final certificate of occupancy. The Building Official can approve a temporary Certificate of Occupancy with the owner, which is paid monthly until all the outstanding land use items are fulfilled.

Board member Green asked about the use of the site and past approvals.

Ms. Robertson-Gardiner indicated that the proposed use is a live/work dwelling with a one-dwelling unit. If another use, such as residential care, is proposed, it will be reviewed to comply with zone and building codes. Ms. Robertson Gardiner also provided background on the previous ADA ramp approval, which the applicant can still pursue.

Jilene Modlin, resident of Oregon City, thanked the HRB for keeping this project and requiring compatible development in the historic District. Ms. Modlin wants all new development to be an asset to the neighborhood.

A motion was made by Board Member Edgar, seconded by Vice Chair Powell, to deny GLUE 22-00031; HR-22-00011 resubmission for a full ADA ramp modification of HR 20-00001 for the reasons set forth in

the January 17, 2023 Revised Staff Report and the motion stated on slide 4 of staff's presentation. The motion carried by the following vote:

Aye: 5 - Chair Ferry, Board Member Green, Vice Chair Powell, Board Member Stobie, Board Member Edgar

COMMUNICATIONS

3. 2022 HRB Accomplishments

Chair Ferry provided an overview of the 2022 HRB accomplishments and will present them at the February 15, 2023 City Commission meeting.

ADJOURNMENT

Due to recording issues, the exact meeting end time is unknown.