



City of Oregon City

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

Meeting Minutes Historic Review Board

Tuesday, May 23, 2023

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

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

Present: 5 - Board Member Robert Green, Board Member Tim Powell, Board Member Ray Stobie, Board Member Sabrina Ferry, and Board Member Paul Edgar

Absent: 0 -

Staffers: 2 - Senior Planner Christina Robertson-Gardiner and Community Development Director Aquila Hurd-Ravich

2. Public Comment — *None.*

3. Design Advice: **Detached Multifamily Addition to the Sara Hughes House 1102 7th Street**

Christina Robertson Gardiner, Senior Planner, noted there were not a lot of windows on the rear and side elevations. This would be additional units built in the same location as an existing detached garage. The garage would be demolished, and units built in its place and would be part of one tax lot. This was not a middle housing project.

Trevor Tyree, representing the applicant, reviewed the site plans and renderings. They planned to build a six-unit structure. Four units would be studios and two would be one-bedroom units. He asked for feedback from the Board.

There was discussion regarding adding roof detail, windows out of proportion and breaking them apart to be double hung pairs, changing the roof pitch, porch overhang, adding windows on the west elevation for compatibility even if it was a firewall or appearance of windows, putting in traditional doors, breaking up the long flat wall, if the windows on the west caused loss of units they could recess the wall for texture.

Chair Ferry arrived at 7:30 p.m.

Trevor Tyree clarified the porch overhang should be moved in so it was flush with the lot line and adding windows on the west wall.

4 Public Hearings: GLUA-23-00015: HR 23-00006: Historic Review for an addition of more than 30% to a non-designated historic building in the McLoughlin Conservation District (615 High Street).

Vice Chair Powell 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.

Board Member Stobie had a conflict of interest and would be recusing himself from the hearing.

Vice Chair Powell said as the Vice Chair of his Neighborhood Association, he was contacted by the applicant in February, prior to an application being submitted to the HRB. He set up a meeting with the applicant to look at the drawings and tour the site in March. The Neighborhood Association Steering Committee discussed the application in April and the neighborhood thought it was more than 30% and needed to be an application to the City, and in May the neighborhood reviewed the project and then he received notification it was an HRB review. No decisions were made and he thought he could review the application fairly.

Christina Robertson-Gardiner, Senior Planner, asked if he was using information the Board did not have and if he could make a non-biased decision.

Vice Chair Powell said there was a rendering the neighborhood requested that was not in the HRB packet. He thought he could make an unbiased decision.

All Board Members had visited the site.

Ms. Robertson-Gardiner presented the staff report. This was a request for an addition of more than 30% to a non-designated historic building in the McLoughlin Conservation District. She entered items into the record, a support email from Justin Jackson and an additional rendering from the McLoughlin Promenade. Staff recommended the Board rely on the safe harbor statement from the design guidelines. Staff also recommended approval of the design of the addition. Staff found the placement, size, height, and simple design did not adversely affect the historic district and continued to complement the designated 1950s elevator and McLoughlin Promenade and was in line with the two flanking non-designated mid-density buildings on High Street. She reviewed the conditions of approval, existing conditions, and renderings.

There was discussion regarding the roof overhang extending over the Promenade.

Ben James, applicant, said he bought the house and tried to fix the roof, but it continued to give him problems. He wanted a solution for the water coming in. it was a great building and location by the elevator. He hoped the addition would be office space, which would open up the basement to do something fun for the community.

Brett Laurila, representing the applicant, said they had been looking for solutions to the leaking and opening the basement to be a community asset. He asked if there were any questions about the design.

There were questions about the glazing, view of the roof deck from the Promenade, and use of stucco panels and trim.

Mr. Laurila said the glazing would not be reflective. It would be clear or slightly tinted.

The steel panels on the roof would be exposed and would be painted a cohesive color with the roof and columns. He explained the stucco assembly and other colors on the building. Regarding the roof overhang, the panels would come out a couple of feet over the Promenade for sunshade.

Vice Chair Powell closed the public hearing.

Ms. Robertson-Gardiner said staff would have to look into the overhang, which was allowed in the right-of-way but not a tax lot. If the applicant had to shorten the overhang to meet building code, should they add a condition that the application come back to the Board?

There was consensus that the Board was in favor of the overhang, but if it was not allowed, it should be flush to the building and the Board did not need to see it again.

A motion was made by Board Member Green, seconded by Board Member Edgar, to approve GLUA-23-00015: HR 23-00006: Historic Review for an addition of more than 30% to a non-designated historic building in the McLoughlin Conservation District (615 High Street) with conditions. The motion carried by the following vote:

Aye: 4 – Board Member Powell, Board Member Green, Board Member Edgar, and Board Member Ferry

Recused: 1 - Board Member Stobie

GLUA-23-00001 and HR 23-00002 -151 Molalla. New Construction of a tri-plex on land that is part of a designated Landmark -Rasmussen-Buol House (151 Molalla Avenue).

Vice Chair Powell opened the public hearing. 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.

Ms. Robertson-Gardiner said this was a request for construction of a tri-plex on land that was part of a designated landmark. The applicant had not pursued revisions or had any substantive conversation with staff since the March HRB meeting. Staff was unable to recommend revisions to the plan that would result in a compatible design that could be implemented through clear and objective conditions of approval. Staff recommended denial and adoption of the findings in the staff report. She reviewed the findings for denial.

There was no public testimony.

Vice Chair Powell closed the public hearing.

A motion was made by Board Member Green, seconded by Board Member Stobie, to deny GLUA-23-00001 and HR 23-00002 -151 Molalla. New Construction of a tri-plex on land that is part of a designated Landmark - Rasmussen-Buol House (151 Molalla Avenue) with the findings in the staff report and in Slide 3. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Stobie, Board Member Edgar, and Board Member Ferry

5. General Business: 2023-2025 Biennium Work Plan- Initial Discussion

Ms. Robertson-Gardiner shared items to add to the work plan. The Board would be participating in a day long education session on August 11, 2023. The Board would also be working on the Compatible Change project and thresholds for triggering review, a windows Work Session, homeowner welcome education packets, and Preservation Month/Ruth Powers Award. She asked if the Board wanted to add any other items.

No other items were suggested.

6. Minutes

A motion was made by Board Member Edgar, seconded by Board Member Green, to approve the October 23, 2012; November 27, 2012; January 22, 2013; February 26, 2013; March 26, 2013; May 28, 2013; June 25, 2013; and March 25, 2014, minutes. The motion carried by the following vote:

Aye: 5 – Board Member Powell, Board Member Green, Board Member Stobie, Board Member Edgar, and Board Member Ferry

7. Communications

Ms. Robertson-Gardiner said the design guidelines for middle housing were passed by the City Commission with one small amendment that townhomes would never be a full Queen Anne style.

8. Adjournment

Vice Chair Powell adjourned the meeting at 8:57 PM.