



City of Oregon City

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

Meeting Minutes Historic Review Board

Tuesday, November 28, 2023

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

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

Present: 4 - Board Member Robert Green, Board Member Tim Powell, Board Member Paul Edgar, and Board Member Sabrina Ferry

Absent: 1 - Board Member Ray Stobie

Staffers: 4 - Senior Planner Christina Robertson-Gardiner, Assistant City Engineer Josh Wheeler, Assistant Public Works Director Vance Walker, and Community Development Director Aquila Hurd-Ravich

2. Public Comment — *None.*

3. Meeting Minutes

A motion was made by Board Member Powell, seconded by Board Member Ferry, to approve the February 23, July 27, August 31, and September 14, 2010 and March 22, 2011 minutes. The motion carried by the following vote:

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

4. Preservation Grant: **PG 23-03 409 3rd Street - Foundation Repair**

Christina Robertson Gardiner, Senior Planner, explained the request for \$1,000 for foundation repair.

Sam and Brieana Detke, applicants, noted they found light coming in through their basement as some essential beams had been removed. They would be replacing the beams.

A motion was made by Board Member Powell, seconded by Board Member Edgar, to approve the \$1,000 request for PG 23-03 and to direct staff to split

any surplus funds available at the end of the fiscal year with the applicants.
The motion carried by the following vote:

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

5. Public Hearings: GLUA-23-00031/ HR-23-00010 Demolition of the Clara Fields House- 408 McLoughlin Blvd Request to demolish the house- The city recently purchased the site to allow for future improvements to the abutting Canemah Sanitary Pump station located at 408 McLoughlin. No trees are proposed to be removed.

Chair Ferry opened the public hearing and read the hearing statement. She 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 Edgar owned property in Canemah serviced by the Canemah sanitary pump station.

Board Member Green's property was also serviced by the pump station. It was mentioned at the Neighborhood Association meeting that this application was coming up, but there were no comments on it at the meeting.

All Board members visited the site.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. This was a request to demolish the Clara Fields house for future improvements to the Canemah sanitary pump station. She described the subject site which was a non-contributing resource and the interior was severely dilapidated, abutting historic homes, staff summary, conditions of approval, tax map, photos, and HRB options.

There was discussion regarding the option for deconstruction and relocation of the house, age of the house, opportunity to make it into affordable housing, and adding a condition for a 90 day notice to allow the public to respond if they wanted it.

Josh Wheeler, Assistant City Engineer, said this property did not have historic value. The City had purchased the property with the intent for demolition to expand the pump station. He preferred not allowing the option for relocation. He requested approval tonight. They would come back to the HRB for the expansion approval and would make sure the expansion would fit with the neighborhood.

Vance Walker, Assistant Public Works Director, said they had tested the structure for lead and asbestos, and it came back positive that both were in the structure. The City thought they should purchase the property now while it was for sale, even though there was no firm date for the expansion project. Being able to utilize the property would help them with the general maintenance of the current pump station as well as put in a generator dedicated to the pump station.

There was discussion regarding the alleyway next to the pump station and how it would not provide enough land for the expansion and how there was a stormline in the middle of the alley as well. There was further discussion about waiting to see if someone wanted the house for affordable housing since the expansion would happen later or demolish it now due to the liability risk to the City.

Mr. Wheeler said this house did not have the structural capability nor was it financially reasonable to be taken elsewhere for affordable housing.

Board Member Edgar would like to give it 90 days to see if anyone wanted the house. There was discussion regarding the burden on the City to do so.

There was no public comment.

Chair Ferry closed the public hearing.

The HRB thought the house should be demolished due to its condition except Board Member Edgar.

A motion was made by Board Member Green, seconded by Board Member Powell, to approve GLUA-23-00031/ HR-23-00010 Demolition of the Clara Fields House- 408 McLoughlin Blvd with conditions. The motion carried by the following vote:

Aye: 3 – Board Member Powell, Board Member Green, and Board Member Ferry

Nay: 1 – Board Member Edgar

6. Work Session: Improving the Historic Review Approval Process-#7 Revisit HRB Policy #12 Solar Panels - Literature Review and Public Outreach Approach

Ms. Robertson-Gardiner said solar panel installations on visible elevations of historic buildings was becoming more acceptable. This was a change from the past when the view was all solar panels must be shielded from view to meet the Secretary of the Interior's standards for rehabilitation. Oregon City created a new solar panel policy that required all solar panels on main public viewing roofs to be reviewed by the HRB. If the Board wanted to revise the policy, staff proposed a public outreach strategy for historic homeowners and neighborhood associations to express their opinions. Following community feedback and HRB recommendations, revisions to the policy might be made and the revised policy would be presented to the City Commission in late spring or summer of 2024 and later adopted by the HRB at a public meeting. She explained the process and timeline and asked for HRB direction.

There was discussion regarding whether or not to make changes to the policy, concern with being too liberal on what was allowed, HRB continue to review all requests, example of what the city of Denver did, objective vs. subjective standards, what should be addressed in the current policies to give more clarity, and identifying standards that could be approved by staff and what needed to come to HRB.

There was consensus to continue the discussion to the January meeting. The Board did not think it was a Type I discussion but wanted design guidelines for alterations and a one pager on solar panels for Type III reviews. Staff would come back with scenarios for what the policy allowed for Type I and Type III. They would hold off on public input until there was a clearer direction. The Board also wanted to discuss the minimum solar power needed to make a project pencil and when a solar study would be helpful for the Board to make a determination. It could also be that the panels on the back thirds or back halves of buildings could be a Type I review.

7. Communications

Ms. Robertson-Gardiner gave an update on the McLoughlin Boulevard Phase III project. There would be a virtual open house on December 6. HRB interviews for

upcoming vacancies were being scheduled.

Board Member Edgar thought an additional pedestrian walkway across Highway 99E was critical.

Ms. Robertson-Gardiner thanked those who were going off the Board for their work. She hoped the Board could meet in person in January.

8. Adjournment

Chair Ferry adjourned the meeting at 8:21 PM.