



City of Oregon City

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

Meeting Minutes Historic Review Board

Tuesday, February 27, 2024

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Ferry called the meeting to order at 7:20 PM.

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

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

2. Public Comment — *None.*

3. Elections

Sabrina Ferry was elected as Chair and Tim Powell was elected as Vice Chair for 2024.

4. Meeting Minutes

A motion was made by Board Member Powell, seconded by Board Member Ferry, to approve the September 27 and October 25, 2022 minutes. The motion carried by the following vote:

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

5. Public Hearings: **GLUA-24-00002: HR 24-00001 (New Construction) and HR 24-00002 (Demolition) -151 Molalla. New Construction of a duplex on land that is part of a designated Landmark -Rasmussen-Buol House, demolition of a one-car garage, and reduction of the size of a Landmark (151 Molalla Avenue).**

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.

All Board members visited the site.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. This was a second proposal for a development on this tax lot. The applicant reviewed the design direction given by the Board in 2023 and resubmitted a revised design. Staff reviewed the new proposal and found that the application substantially reduced the adverse impact on the historic Rasmusson-Boul House. The increase in the setback, the addition of a 1.5 story front element, and the reduction in massing provided a design the Board could approve with conditions. She discussed the subject site, photos of existing conditions, parking, previously denied application, elevations, conditions of approval, and options.

There was discussion regarding how they could not require parking requiring quarter trim, and a condition for windows.

Kimberly Freeman, representing the applicant, said they were in agreement with staff's recommendation and the conditions of approval. She reviewed the request to construct a duplex on a vacant lot within the Rasmussen-Buol House landmark boundaries, modification of the Rasmussen-Buol House landmark boundaries to remove the lot from the boundary after construction, and demolition of the existing shed/enclosed carport on the site. The modifications in the design, location, and massing were in direct response to the concerns raised in the prior review process. She discussed the key changes made, setbacks, and street views.

There was discussion regarding extending the eve out to match the Buol House, window trim, and sill depth.

Chair Ferry closed the public hearing.

The HRB deliberated on the application, revising Condition #5 to add 3.5 inch trim on the sides and tops around the windows with a half cylinder on the bottoms, revising Condition #3 to add the eve overhang would be at least 22 inches and gable overhang would be at least 18 inches as practicable, and revising Condition #2 to add 5.5 inch corner trim with a three-quarter inch depth. There was discussion regarding adding second story windows on the left elevation and whether there should be a hip roof, but no changes were suggested.

There was further discussion regarding demolition of the garage which the Board did not have an issue with. For removal of the landmark status, a condition was added that the landmark boundary would be reduced to exclude the proposed new construction but would retain the front yard setback of 26 feet as part of the landmark boundary and any revisions to the development that encroached in the front setback area would have to come back to the Board.

Ms. Freeman thought the changes to the conditions were reasonable. She would have to look at the eaves projecting into the setback on Logus. Ms. Robertson-Gardiner said the mixed-use corridor did not have setbacks, but there might be a public utility easement.

A motion was made by Board Member Edgar, seconded by Board Member Powell, to approve GLUA-24-00002: HR 24-00001 (New Construction) and HR 24-00002 (Demolition) -151 Molalla with the revised conditions. The motion carried by the following vote:

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

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

Ms. Robertson-Gardiner gave a background on the subject. Solar panel installations on visible elevations of historic buildings were becoming more acceptable due to the importance of renewable energy. This was a change from the past when all solar panels needed to be shielded from view to meet the Secretary of Interior's standards. Currently all solar panels on main public viewing roofs needed to be reviewed by the HRB. The Board could revise this policy to allow staff review of public facing roofs which would require a public outreach strategy and adoption process for the new policy. She reviewed the solar technology that met the criteria for staff review. She asked for HRB direction to determine whether to amend the solar panel regulations to allow for more options for visible solar panels that complied with HRB policies and could be processed as a Type I building permit and to proceed with the outreach and adoption process as outlined by staff or to keep it as a Type III due to these decisions being context sensitive. She reviewed the city of Denver's revised guidelines and compared them to Oregon City's current policies.

There was consensus to move forward with the process to allow more options for Type I reviews. There was discussion regarding the number of solar panels to allow, reducing costs, and design of the panels.

7. Communications

Ms. Robertson-Gardiner said she had applied for a Certified Local Government Grant for the compatible change project, standard condition of approval for windows for new construction, and packets to historic property owners.

Board Member Edgar reported on the Clackamas County Historic Review Board discussion on modifications to a National Register landmark property.

8. Adjournment

Chair Ferry adjourned the meeting at 9:16 PM.