



# City of Oregon City

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

## Meeting Minutes Historic Review Board

Tuesday, April 23, 2024

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 Sabrina Ferry, Board Member Tim Powell, Board Member Paul Edgar, and Board Member Gordon Lawrence

**Absent: 1 -** Board Member Robert Green

**Staffers: 3 -** Senior Planner Christina Robertson-Gardiner, Community Development Director Aquila Hurd-Ravich, and Assistant Planner Jude Thaddaeus

### 2. Public Comment – *None.*

### 3. Public Hearing: **GLUA-24-00007: HR 24-00006 Historic Review - New Construction of a dwelling unit in conjunction with an existing office use (G.R.H. MILLER HOUSE) in the McLoughlin Conservation District- 406 Promenade.**

*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 Powell was the McLoughlin Neighborhood Association Chair and the steering committee discussed the application, but he left the room.*

*Christina Robertson-Gardiner, Senior Planner, presented the staff report. This was a request for approval to construct a small one-story bungalow with simple vernacular elements positioned even with the abutting homes on High Street. She described the comments received from the McLoughlin Neighborhood Association, site location, GRH Miller House, site plan, floor plan, submitted and revised elevations, recommended conditions of approval, and options.*

*There was discussion regarding the revised elevations and conditions.*

*Applicant, Benjamin Keane, said this would be a dwelling for his in-laws.*

*Mike Stone, architect, explained the concept for a secondary dwelling unit on the site with a strong connection to High Street.*

*There was discussion regarding the design of the proposed porch.*

*Chair Ferry closed the public hearing.*

*The HRB deliberated on the application, including agreement that the porch roof should not extend past the vertical line of the house, differentiating new construction, and that the fencing would have to meet the HRB policies.*

*There was consensus to add a condition, Condition #10, which stated the applicant would revise the porch to be set inside the gable roof eaves and to achieve this approach, the applicant would utilize a hipped 4-12 porch roof. Condition #3 would be revised regarding the paint colors.*

**A motion was made by Board Member Edgar, seconded by Board Member Lawrence, to approve GLUA-24-00007: HR 24-00006 Historic Review - New Construction of a dwelling unit in conjunction with an existing office use (G.R.H. MILLER HOUSE) in the McLoughlin Conservation District- 406 Promenade with the revised conditions. The motion carried by the following vote:**

**Aye:** 4 – Board Member Ferry, Board Member Edgar, Board Member Powell, and Board Member Lawrence

**Public Hearing: GLUA-24-00003 / HR-24-00003 - 607 S McLoughlin Blvd Solar Panels (Narcissa Bowers Residence). Applicant seeks review of a solar panel array installation on the street-facing elevation of 607 S McLoughlin Blvd in the Canemah Historic District.**

*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 attended the Canemah Neighborhood Association meeting where this application was discussed, but did not make comments or vote.*

*All Board members visited the site.*

*Jude Thaddaeus, Assistant Planner, presented the staff report. This was a request for solar panels on the Narcissa Bowers House. He discussed the issues with the proposal and HRB Policy #12 which stated solar technology was to be placed on secondary roof planes. This proposal would place seven of thirteen panels on the primary street-facing roof plane, the southern exposure with the highest solar irradiance, facing S McLoughlin Blvd. This was a non-eligible/non-contributing resource that had been severely altered with few remaining original historic features. He explained the comments received from the Canemah Neighborhood Association. He reviewed HRB Policy #12, site location, existing conditions, proposed solar array configuration, solar irradiance study, street-level rendering, applicable code considerations, Comprehensive Plan considerations, recommended conditions of approval, and options.*

*There was no public comment.*

*Chair Ferry closed the public hearing.*

*The HRB deliberated on the application, discussing potential impacts to the historic district. They found that the request was reasonable due to the loss of historic integrity of the house, the low slope of the hipped roof, the house was in a commercial area, and the setback from the road obscured the view.*

**A motion was made by Board Member Powell, seconded by Board Member Edgar, to approve GLUA-24-00003 / HR-24-00003 - 607 S McLoughlin Blvd Solar Panels (Narcissa Bowers Residence). Applicant seeks review of a solar panel array installation on the street-facing elevation of 607 S McLoughlin Blvd in the Canemah Historic District with conditions. The motion carried by the following vote:**

**Aye:** 4 – Board Member Ferry, Board Member Edgar, Board Member Powell, and Board Member Lawrence

## **6. Communications**

*Ms. Robertson-Gardiner said May was Preservation Month and asked for Preservation Award nominations. They would be discussing the solar panel policy at the next meeting.*

## **7. Adjournment**

*Chair Ferry adjourned the meeting at 8:14 PM.*