



CITY OF OREGON CITY
HISTORIC REVIEW BOARD
Work Session MINUTES

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City

Tuesday, April 22, 2025, at 7:00 PM

1. CALL TO ORDER AND ROLL CALL

Chair Powell called the meeting to order at 6:00 PM.

Present: 4 – Board Member Julia Fulkerson, Board Member Paul Edgar, Vice Chair Robert Green, Chair Tim Powell

Absent: 1- Board Member Gordon Lawrence

Staffers: 1 - Senior Planner Christina Robertson-Gardiner

2. COMMUNICATIONS

a. Compatible Change – New Construction Review in Historic Districts

Christina provided an overview of the compatible change project, which aims to review and potentially redefine the definition of new construction when additions to non-designated resources trigger historic review. She noted that over the past couple months, the board has been working on questions and providing direction to their consultant, Kristen Minor. They had conducted a survey and an open house to gather public input.

Christina explained the timeline for the project:

- April meeting: Continue clarification with Kristen
- May meeting: Presentation of feedback received to date
- June meeting: Review of proposal and policy document
- August: Scheduled work session with City Commission to present policy approach

Kristen Minor, the consultant, then presented on the compatible change project. She reviewed decisions and direction provided by the board so far, including:

- Using area and square footage measurements for new construction, as well as height
- Creating an easier path for small dwelling units
- Slightly enlarging allowances for freestanding new construction (other than small dwelling units)
- Defining "existing structure" as what was present 1-2 years ago, rather than using "original structure"

The board discussed measurement approaches for decks and porches. Key points included:

- Considering size limitations for decks over 30 inches high
- Evaluating location of decks/porches (e.g. front yard vs side/rear)
- Potentially exempting small second-story decks on sides/rear of homes
- Including covered porches in square footage calculations

- Using a matrix approach that considers both footprint and roof area

For measuring existing structures, the board leaned towards using footprint area rather than total floor area or roof area. They felt this would be simpler to calculate.

The board generally agreed that:

- The same 30% exemption rule could apply to additions on secondary buildings like garages
- There should likely be an overall size cap on additions allowed without HRB review (around 600 sq ft was suggested)
- No increases to existing building height should be allowed without review

Kristen said she would take the board feedback and continue refining the policy approach for the next meeting.

b. New Construction – Window details and template condition of approval

Due to time constraints, this agenda item was not discussed in detail. Christina noted that board members should review the window memo provided and send any comments to her to forward to Kristen. She said they would dedicate more time to discussing windows at the next meeting.

3. ADJOURNMENT

Chair Powell adjourned the Meeting at 7:00 p.m.

