



City of Oregon City

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

Meeting Minutes Historic Review Board

Tuesday, June 25, 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 Robert Green, and Board Member Gordon Lawrence

Absent: 1 - Board Member Paul Edgar

Staffers: 4 - Assistant Planner Jude Thaddaeus, Assistant Planner Molly Gaughran, Senior Planner Christina Robertson-Gardiner, and Community Development Director Aquila Hurd-Ravich

2. Public Comment – *None.*

3. Public Hearing: **GLUA-24-00015/ HR-24-00008 Demolition of attached structures at 1101 14th St, the Jacob & Henrietta Jones Residence.**

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 Lawrence recused himself from the hearing as the applicant was his neighbor.

All Board members had visited the site. Board Member Green had read the news article about this application.

Jude Thaddaeus, Assistant Planner, presented the staff report. This was a request for demolition of three non-historic, non-contributing and unpermitted 1970s to 1980s era attached storage additions to the Jacob and Henrietta Jones house. He gave a background on the historic house, views of the property, site layout and how it was located outside the McLoughlin Conservation District and near other designated historic homes also outside the district, background on the storage additions, and how the historic home, an accessory barn, and a detached garage would be retained with existing siding and features. Staff recommended approval of the demolition and reseeding the uncovered area with additional landscaping from the Oregon City

Native Species List due to its location within the Natural Resources Overlay District. He then explained the recommended conditions of approval and showed maps of the location and photos showing the condition of the deteriorating storage units. He reviewed the public comments that had been received and options for action tonight. The applicant had submitted photos and a narrative explaining how the demolition would be done and two videos describing the additions that would be removed and their condition.

Joe Stone, applicant, explained they did not need the extra storage space and it was unsightly and unsafe. He planned to remove the units and clean up the land. It would bring the site back to what it was historically.

There was discussion regarding how there was no major damage behind the connection to the house, how the applicant would bring the house back to the original condition, how the deck was not supported by the structure that was being removed, and the applicant planned to leave the concrete slab for now.

Chair Ferry closed the public hearing.

The HRB deliberated on the application, including how the demolition would bring back the historic condition of the house, how there was nothing salvageable from the structures and it would be nothing but an improvement to have them removed, the waterway would be protected, and benefit to the neighborhood and zone.

A motion was made by Board Member Green, seconded by Board Member Powell, to approve GLUA-24-00015/ HR-24-00008 Demolition of attached structures at 1101 14th St, the Jacob & Henrietta Jones Residence with conditions except striking Condition #2. The motion carried by the following vote:

Aye: 3 – Board Member Ferry, Board Member Green, and Board Member Powell
Recused: 1 – Board Member Lawrence

Public Hearing: GLUA-24-00017/HR-24-00009 Demolition of a garage addition to the T.J. and Mary McCarver House—1014 / 1016 6th Street.

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 had visited the site.

Molly Gaughran, Assistant Planner, presented the staff report. This was a request for demolition of a garage addition at the TJ and Mary McCarver House. She read the public comments added to the record and summarized the request to demolish the garage, which was in disrepair and would require significant cost to fix and was beginning to affect the main section of the home. The only elevation of the structure that appeared to be contributing to the resource was the street-facing façade on JQ Adams St. The construction date of the garage addition was unknown and alteration to the structure throughout the years was evident. Staff recommended approval with conditions, including any repairs to the main home would match the rest of the house. She reviewed the conditions of approval, site location, locally designated home, maps of the site, site plan, and site conditions.

Alex and Courtney Halverson, applicants, would like to demolish the garage attached

to the rear of the house. There were connection issues and mold leaching into the house from the garage. The garage was also built over the lot line and all the demolition, disposal, and repair work would be asbestos tested and lead base paint abated. He did not think there would be any structural damage to the house by removing the garage.

There was discussion regarding retaining the brick on the building for a possible border wall for a patio. The applicant said the mortar was falling apart, but he planned to repurpose the bricks. The applicant also confirmed the structure did not penetrate into the roof, they would maintain the roofline, and save the window and door for a future project.

Chair Ferry closed the public hearing.

The HRB deliberated on the application, discussing the benefits of removing the garage and getting the house back to a historic configuration.

A motion was made by Board Member Powell, seconded by Board Member Ferry, to approve GLUA-24-00017/HR-24-00009 Demolition of a garage addition to the T.J. and Mary McCarver House—1014 / 1016 6th Street with conditions. The motion carried by the following vote:

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

4. Other Business: Improving the Historic Review Approval Process- Revisit HRB Policy #12 Solar Panels

Christina Robertson-Gardiner, Senior Planner, said the Board had asked for additional information on this topic. However, Board Member Powell had questioned if this was something the Board was interested in pursuing or if it was something that simply needed to be monitored.

Board Member Powell reviewed the minutes of previous meetings and his notes and came to the conclusion that the Board had already reviewed most of the issues and what they currently had in the code met the requirements. Those that didn't meet the requirements would come before the HRB anyway. He did not think changes needed to be made at this time. It could be monitored and revisited later.

Chair Ferry thought changes should be made and explained the benefits to providing clear instructions to homeowners for solar panel technology.

There was discussion regarding the value of solar panels on historic homes, adding illustrations to make it clearer in the code, how the Type III was not an onerous process on the property owner to go through, location of the panels, how they were not overwhelmed with applications, need for more information from the solar company, and whether or not to change the guidelines.

There was consensus to continue to monitor these applications, revising the photos in the code and adding block diagrams, adding a sentence to encourage applicants to bring their solar rep to the meeting, offering design advice before applications were submitted, and adding the statement in the policy that the Board was supportive of

solar applications but wanted to make sure it fit the district.

5. Communications

Ms. Robertson-Gardiner discussed the Volunteer Appreciation Awards event on July 30.

Board Member Powell attended the Cayuse 5 memorial event.

6. Adjournment

Chair Ferry adjourned the meeting at 8:55 PM.