



CITY OF OREGON CITY HISTORIC REVIEW BOARD MINUTES

Commission Chambers, Libke Public Safety Building, 1234 Linn Ave, Oregon City
Tuesday, November 19, 2024, at 7:00 PM

1. CALL TO ORDER AND ROLL CALL

Vice Chair Powell called the meeting to order at 7:15 PM.

Present:4 – Board Member Robert Green, Board Member Tim Powell, Board Member Gordon Lawrence, Board Member Julia Fulkerson

Absent:1 - Board Member Paul Edgar

Staffers: 2 - Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardiner

Vice Chair Powell took a moment to introduce new Board Member, Julia Sumrok Fulkerson. She is an architectural historian with a local consulting engineering firm. She has experience with review boards from back East where she is from.

2. MEETING MINUTES

- a. Meeting Minutes for Approval: February 27, 2024, February 27, 2024 Work Session, March 26, 2024, February 12, 2008, February 26, 2008 and April 8, 2008.

A motion was made by Board Member Lawrence, seconded by Board Member Green to approve all the meeting minutes listed and attached.

The motion carried by the following vote:

Yea: 4 - Board Member Green, Vice Chair Powell, Board Member Lawrence, Board Member Fulkerson

Nay: 0

3. PUBLIC COMMENTS

None.

4. PUBLIC HEARINGS

- a. GLUA-24-028, HR-24-011 416 4th St – Solar Panels

Vice Chair Powell read the hearing script. He asked for each board member to declare any

conflicts of interest, ex parte contact, bias or visits to the sight. Board Member Green had no conflicts or bias and had visited the site. Board Member Lawrence had visited the site but has no ex parte contact or conflicts of interest. Board Member Fulkerson has not visited the site and has no ex parte contact or conflicts of interest. Vice Chair Powell has visited the site but has no ex parte contact or conflicts of interest.

Senior Planner Christina presented the staff report. This property is the E Martin Rental which is a modest one-story Queen Ann vernacular home. It is in good condition. HRB Policy 12 specifies that solar technology be placed on secondary roof planes. Setting the solar panels according to policy does not provide a viable project that can be approved at staff level.

The proposal is for 21 panels, 9 on each side and 3 on the small rear roof. The house is currently roofed with grey shingles, but they are planning to replace the roof this winter and use darker grey or black shingles. The only portion of this project that would meet the policy are the 3 small ones on the back and only doing those does not make this a viable project.

The proposed layout by keeping it proportional on both sides and using the darker shingles will make it less visible from the street. Staff sees this as a viable proposal and balances historic policy while allowing the structure to be used in an economically viable manner.

The applicant was present and their solar consultant was available via Zoom for questions. They addressed a couple of questions about the impact of the solar panels to the underside of the roof and the attachments as well as the placement near the vents. The representative indicated that not all the details have been fine-tuned, because they were waiting for an approval of the project.

The board had a discussion which was not completely picked up by the microphones.

A motion was made by Board Member Green, seconded by Board Member Lawrence to approve GLUA-24-028, HR-24-011 as amended with the conditions shown by staff.

The motion carried by the following vote:

Yea: 4 - Board Member Green, Vice Chair Powell, Board Member Lawrence, Board Member Fulkerson

Nay: 0

5. DISCUSSION

a. Compatible Change Project

Senior Planner Christina explained that this project was part of the HRB 2023-25 Work Plan, but because of process recovering from COVID and a lack of staff it was tabled until now. The goal with this project is to take a look to see if our definition of what we call new construction for additions is it relevant to what the community needs. This would be mainly for the McLoughlin District since any additions in Canemah require review by the HRB.

There will be a public engagement process and will be working with Kristen Minor, a

consultant from Minor Planning & Design. The board will come up with a recommendation of a code change to our definition or code change to the historic review chapter. Then it will go to City Commission and if they agree, it will move through a legislative code adoption process. This is being funded by a grant so Christina provided a timeline for Jan-Jun of 2025 for the process.

The Consultant talked through the memo she had provided in the agenda packet. The issue being addressed with this project is that the Historic Review Board currently reviews non-contributing properties in Conservation Districts only if the proposed project meets the definition of new construction. Should the language be changed or made more specific?

Kristen spoke about the responsibilities of Oregon City to the historic districts. She covered the Historic district timeline/background. She also spoke about avoiding an “adverse effect” while balancing a variety of factors. Her memo also provided a few examples of code concepts adopted by other jurisdictions.

6. COMMUNICATIONS

Next Meeting will be in January. Christina will be sending out updated emails about the Compatible Change project.

The Board will elect a new Chair and Vice Chair in January.

7. ADJOURNMENT

Vice Chair Powell adjourned the Meeting at 8:50 p.m.

