



**CITY OF OREGON CITY
HISTORIC REVIEW BOARD
MINUTES**

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

Tuesday, January 28, 2025, at 7:00 PM

1. CALL TO ORDER AND ROLL CALL

Vice Chair Powell called the meeting to order at 7:00 PM.

Present: 5 – Board Member Robert Green, Board Member Tim Powell, Board Member Gordon Lawrence, Board Member Julia Fulkerson, Board Member Paul Edgar

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

2. CEREMONIES

- a. Oath of Office for new Historic Review Board Member, Julia Sumrok-Fulkerson, was administered by Mayor, Denyse McGriff.

3. ELECTION OF OFFICERS

- a. A nomination was made by Board Member Green and seconded by Board Member Lawrence to make Vice Chair Powell the Chair for 2025. No other nominations.

The motion carried by the following vote:

Yea: 5 - Board Member Green, Vice Chair Powell, Board Member Lawrence, Board Member Fulkerson, Board Member Edgar

Nay: 0

- b. A nomination was made by Board Member Edgar and seconded by Board Member Fulkerson to make Board Member Green the Vice Chair for 2025. No other nominations.

The motion carried by the following vote:

Yea: 5 - Board Member Green, Board Member Lawrence, Board Member Fulkerson, Board Member Edgar, Chair Powell,

Nay: 0

4. MEETING MINUTES

- a. Meeting Minutes for Approval: 11/19/24 WS, 11/19/24, 5/28/24, 4/23/24, 11/27/07, 10/23/07,

10/09/07, 09/25/07, 08/28/07, 6/26/07, 4/24/07.

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

The motion carried by the following vote:

Yea: 5 - Board Member Green, Vice Chair Powell, Board Member Lawrence, Board Member Fulkerson, Board Member Edgar

Nay: 0

5. PUBLIC COMMENTS

None.

6. DISCUSSION

a. Compatible Change Project – New Construction Review in Historic Districts

Senior Planner Christina explained that this is a continuation of the HRB meeting in November which kicked off the compatible change project which is on the 2023-25 HRB Work Plan. 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 Conservation District non-designated resources.

There will be a survey sent out to the McLoughlin area mid-February and an open house will be held on March 6th for in-person discussion before the McLoughlin Neighborhood Association meeting. People can complete their surveys at the open house or complete the online version until Mid-March. We will do an initial close of the survey so that information can be provided to the Board at the March meeting, but the survey will continue to be open through the project.

Goal is to have a recommendation for legislative code amendments for City Commission at the June 24th because the consultant's contract will be up after that date. If the vote is to recommend to the City Commission, then a date would be set to go to a work session and present. If the City Commission then directs to move forward with the legislative changes, Christina would work on that getting that through the hearing process in the fall.

Christina turned the presentation over to consultant, Kristen Minor. 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.

Kristen addressed a couple of questions from the November meeting regarding doing a new survey and then implications of the new State regulations. She covered that this is not about actual review standards, but about what is going to trigger the Board being asked to review an alteration to a non-designated resource project in the McLoughlin Area.

The rest of her presentation was made mainly up of 6 questions she was looking to get direction from the Board for.

1. Does the HRB support keeping footprint as a trigger, perhaps in combination with another development factor?

2. Should the project continue to explore the use of HEIGHT/VOLUME, AGE, USE, LOCATION/VISIBILITY, and/or AREA OF ATTACHMENT as additional metrics?
 - Board liked the idea of creating a matrix with the triggers to determine review need
 - Staff suggested using items that trigger a building permit
 - There was a long discussion about the Height/Volume items, especially volume with staff giving information about the difficulty in having Volume as a trigger and trying to explain how to figure it out to an average property owner.
3. Does 200 SF allow for a reasonable freestanding outbuilding (new one-car garage? Is middle housing (ADUs) a desired outcome?
 - If we increase the size and allow ADUs, how do we make sure the design fits
 - Staff suggests asking the consultant and our attorney about clear and objective standards that could be used to simplify but not necessarily codify it – provide a “pre-package” approval project.
4. Should “area” be clarified as “roofed”? What about “habitable”?
 - Looked at established definitions to use – gross floor area, porch which provides direction
5. Should an addition to a primary building be treated differently than others?
 - Consultant suggested adding, “to a primary structure” after “Any building addition” in the existing code
6. Should “original structure” be clarified? Does it mean “as first built?”
 - A bit of discussion. Consultant will work on some additional ideas and wording for this one.

7. COMMUNICATIONS

Postcards will be sent out to all residents and property owners in the McLoughlin District mid-February.

Open house is on March 6th.

Compatible Change project page, there is a way to sign up for updates and emails.

Need one more board member to be at the McLoughlin Neighborhood meeting, but it can only be one more than Chair Powell. Cannot have 3 members because then it is considered a noticed meeting and we don't want to do that.

Next Meeting will be in March when we will have the initial results from the survey as well as a land use application. There will also be Windows to review.

8. ADJOURNMENT

Vice Chair Powell adjourned the Meeting at 9:25 p.m.

