



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

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

**Tuesday, February 25, 2025, at 7:00 PM**

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**1. CALL TO ORDER AND ROLL CALL**

*Vice Chair Green called the meeting to order at 7:13 PM.*

Present: 5 –Board Member Gordon Lawrence, Board Member Paul Edgar, Board Member Julia Fulkerson, Vice Chair Robert Green, Chair Tim Powell (virtual)

Staffers: 2 - Community Development Director Aquilla Hurd-Ravich, Senior Planner Christina Robertson-Gardiner, Assistant Planner Jude Thaddaeus, City Attorney Bill Kabeiseman (virtual)

**2. MEETING MINUTES**

- a. Meeting Minutes approval for 1/18/25, 08/25/05, 09/29/05, 10/14/05, 11/10/05, 12/08/05, 05/25/06, 08/28/06

Board member mentioned that the 8/28/06 minutes listed were actually for Planning Commission and asked if it should be exempted. Yes, that one should be excluded.

**A motion was made by Board Member Edgar, seconded by Board Member Powell to approve the Historic Review Board minutes.**

**The motion carried by the following vote:**

**Yea: 5** - Board Member Gordon Lawrence, Board Member Paul Edgar, Board Member Julia Fulkerson, Vice Chair Robert Green, Chair Tim Powell (virtual)

**Nay: 0**

**3. PUBLIC COMMENTS**

- a. None

**4. PUBLIC HEARING**

- a. Vice Chair Green read the legislative script for GLUA-25-00001 / HR-25-00001: 149 Molalla Ave / 404 Alterations to New Construction of a previously approved duplex on land that is part of a designated Landmark: Rasmussen-Buol House (151 Molalla Ave).

Board members had no ex parte contact or bias to share. A few of them had visited the site.

Assistant Planner, Jude Thaddaeus, shared the staff report for the project which had already been approved by the Board, but because of some alterations that created an encroachment on a gas-line easement, so it had to come back to the Board for review. The board was presented with 3

conditions of approval options: 1) Move: Add a 14<sup>th</sup> condition of approval requiring movement of the building no more than 18 inches south toward the property line shared with the Rasmussen-Buol House, so there is no eave encroachment. 2) Cut: Eliminate the eave requirement along Logus St only so there is no PUE encroachment, or 3) Move & Cut: Reduce the eave requirement along Logus St AND add a 14<sup>th</sup> condition to locate the building no further than the balance of 18 inches southward toward the property line shared with the Rasmussen-Buol House, so there is no eave encroachment.

The applicant shared that he is fine with moving the building 18 inches so that the eave can stay the same, but he is open to the decision of the Board.

**Public Comment** – Karla Laws, chair of the Elyville Neighborhood Association, shared support for the project and would like to see the design to stay the same.

The Public Hearing was closed.

The board discussed the options.

**A motion was made by Board Member Lawrence, seconded by Board Member Edgar to approve the use of Option 1 to move the home 18 inches south toward the property line shared with the Rasmussen-Buol House.**

**The motion carried by the following vote:**

**Yea: 5** - Board Member Gordon Lawrence, Board Member Paul Edgar, Board Member Julia Fulkerson, Vice Chair Robert Green, Chair Tim Powell (virtual)

**Nay: 0**

There was further discussion about what was listed as option number 1 versus option 3. There was a difference in the order they were listed between the presentation and the application. The Board chose to do a new motion.

**A motion was made by Board Member Lawrence, seconded by Board Member Edgar, to approve to move the home 18 inches south toward the property line which would allow the full 18-inch overhang at the same gable and wall. This would still leave an 8ft setback from the property line since this is the biggest move on the lot we have used these setbacks for the application.**

**The motion carried by the following vote:**

**Yea: 5** - Board Member Gordon Lawrence, Board Member Paul Edgar, Board Member Julia Fulkerson, Vice Chair Robert Green, Chair Tim Powell (virtual)

**Nay: 0**

## **5. COMMUNICATIONS**

- a. Senior Planner Christina Robertson-Gardiner spoke about the 2024 HRB accomplishments and Updated 2023-2025 Work Plan. This will be presented at City Commission on April 2<sup>nd</sup>. It would be presented by Christina and the Chair or another board member.

The 2023-2025 workplan is coming to an end. The windows and compatible change are being wrapped up this spring. So this summer, a new workplan will be worked on by the board.

- b. Board Member Lawrence confirmed that he and Chair Powell will be attending next week's McLoughlin Neighborhood Association meeting (7 p.m.) with the Open House (6:15 p.m.) for the Compatible Change information.
- c. March 25<sup>th</sup> meeting, the board will be getting the results from the public outreach. These will then be turned over to consultant Kristen Minor to create redlines for code based on the results and the board's direction. If other board members are interested in the meeting that night, they can view the Zoom session so that they are not in the room.
- d. There was some concern expressed about what is being said about the old County Courthouse. There are actually some boards that have been working with county, chamber, city, etc. There is not much the Historic Review Board would be able to add now – some of the boards have dissolved already. The courthouse is not a historic structure. Our involvement as private citizens is important, but as a Historic Review Board this would be outside their purview. It is a county level decision.

## **6. ADJOURNMENT**

*Vice Chair Green adjourned the Meeting at 8:00 p.m.*

