



# City of Oregon City

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

## Meeting Minutes - Draft

### Historic Review Board

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Tuesday, July 25, 2017

6:00 PM

Commission Chambers

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#### 1. Call to Order

*The meeting was called to order at 6:00 PM.*

**Present:** 5 - Claire Met, Ken Baysinger, Grant Blythe, Janet Mann and Jon McLoughlin

**Staffers:** 2 - Trevor Martin and Laura Terway

#### 2. Public Comments

*There were no public comments on non-agenda items.*

#### 3. Public Hearing

**3a.** HR 17-07 Alterations to an existing home.

**Attachments:**    [Commission Report](#)  
                              [Staff Report](#)  
                              [Exhibit 1: Vicinity Map](#)  
                              [Exhibit 2: Applicant's Submittal](#)  
                              [Exhibit 3: Survey Form](#)

*Chair Baysinger opened the hearing and read the hearing statement. He asked if any Board member had conflicts of interest, ex parte contacts, bias, or any other statements to declare. There were none. All of the Board members had visited the site. No concerns of the disclosures were identified.*

*Trevor Martin, Planner, presented the staff report. This was a request to remodel a listed home on 203 Jefferson Street, which was in the McLoughlin Conservation District. He explained the proposed alterations and site elevations. Staff recommended approval with conditions.*

*David and Jill Hazen, Oregon City residents, were the applicants. They had come to the HRB previously for design advice. They were now making an official request for the remodel. They wanted to restore the home to what it would have looked like before it was moved. It was a simple utilitarian design.*

*Mr. McLoughlin suggested they try to find original windows that would match. Mr. Hazen said when they had come to the HRB before they had discussed how homes evolved over time and the front windows would be a testament to that.*

*Mr. McLoughlin said the dormers in the back were gable dormers, not shed dormers. He suggested increasing the pitch of the dormers.*

*Mr. Baysinger said regarding the front windows, since there were no photos to show what they looked like and based on the Secretary of the Interior's guidelines, the windows should remain as they were rather than attempt to create a false history.*

*There was no public testimony.*

*Chair Baysinger closed the public hearing.*

*Mr. Blythe was in support of the application. He was open to leaving the front windows to the judgment of the applicant. He thought some conditions should be added regarding the basement door and dormer pitch.*

*Laura Terway, Community Development Director, suggested adding conditions regarding the railing and front windows.*  
**approve as amended**

**Aye:** 5 - Claire Met, Ken Baysinger, Grant Blythe, Janet Mann and Jon McLoughlin

- 3b.** MD 17-01, MD 17-02, MD 17-03, MD 17-04, MD 17-05, and MD 17-06.  
Six (6) Proposed Cottage Style Homes in the Canemah Historic District  
Located near 4th and Miller St.

**Attachments:**     [Commission Report](#)  
                              [Staff Report](#)  
                              [Exhibit 1: Vicinity Map](#)  
                              [Exhibit 2: Applicant's Submittal](#)  
                              [Exhibit 3: Applicant's Previous Submittal](#)  
                              [Exhibit 4: Public Comments](#)

*Chair Baysinger opened the public hearing and read the hearing statement. He asked if the Board had any conflicts of interest, ex parte contacts, bias, or statements to declare. All Board members had visited the site.*

*Chair Baysinger said he sat in on two or three Canemah Neighborhood Association meetings where this was presented by the applicant and listened to a great deal of debate on this subject. He had not participated in those debates. No concerns of the disclosures were identified.*

*Mr. Martin presented the staff report. This was a design modification for six cottage style homes in the Canemah Historic District. Previously the applicant had submitted a different proposal that had seven cottage style homes on the site. The applicant withdrew that application and submitted a modification. He gave a context of the neighborhood, explained the proposed development, and noted the differences between the previous and current application. He then reviewed the exterior renderings of the six cottage homes and how they compared in scale to the Casady House, discussed how the preservation incentives had changed, and described the home designs.*

*Chris Staggs, applicant, said he had gone through a lengthy process of listening and working with the Canemah Neighborhood Association. He had done all he could to make the project compatible with and complimentary to the neighborhood. Preserving the wetland and accommodating all of the requirements was challenging. He pointed out specific changes that had been made and some things that still needed to be done. He had reduced the project to six homes and there was no parking in the rights-of-way. There were roof cut outs in the plans for the second level outdoor decks, and he suggested instead of cut outs in the corner to continue those roofs down so the cut outs were further back in the roof line. He thought it could be a condition to submit new elevations showing that adjustment in the next approval process he would have to go through. He clarified the siding was a combination of vertical and horizontal wood siding. He thought this application was compatible with Canemah and would increase the value of the neighborhood.*

*The Board asked clarifying questions on the proposed design.*

*Paul Edgar and Patty Webb, representing Friends of Canemah, read a list of issues showing the application was not compliant and not compatible with federal, state, and city codes and historic district guidelines. The list was as follows: there should not be more than one house per 5,000 square foot lots of record, there should be standard acceptable setbacks from all bodies of water, rights-of-way, and frontages, for all cut and fills that required review, the review should happen before the HRB process, the*

*parking lots were incompatible with the guidelines, the impervious surfaces exceeded the limits, the house designs were in violation of the state standards for vernacular houses, the house density on each lot of record must be adjudicated lot by lot not as a cluster, there was no justification for any of the preservation incentives, flag lots were not acceptable, and the historic wagon roads could not be altered. They asked that the hearing be continued. They thought this application detracted from the historic district and was non-compliant.*

*Matthew De Young, Oregon City resident, gave the reasons he had moved to Canemah. These included the respect for historical significance, natural resources, and character and culture. He did not think the cottage homes project fit into Canemah due to the density, proximity to the wetlands, and it was not of the same character as Canemah. He thought the project would reduce property values.*

*Christine Kosinski, Clackamas County resident, discussed the dangers of building in a landslide area and how homeowners could not get landslide insurance.*

*Dan Fisher, Oregon City resident, was opposed to cottage homes in a national historic district. He thought it would reduce property values and it was too dense for Canemah. The architecture was modern contemporary and it did not fit. There was no respect given to neighboring properties or wetlands and the preservation incentives should not be allowed.*

*Mr. McLoughlin asked how many lots of record there were. Mr. Martin said there were four lots of record which included the wetlands.*

*Patty Webb, Oregon City resident, thought the information on landslides was valuable as this project would drop elevations below what was supposed to be done and covered over wetlands that would flood the neighbor's property and change their topography. Building retaining walls would change the topography as well. She lived below an active landslide and bringing in bulldozers and heavy equipment was a factor for the neighborhood. The impervious area for this development endangered the neighborhood with flooding and weakening the topography and increased the chance for landslides.*

*Paul Edgar, Oregon City resident, clarified the lots of record and how the project exceeded the allowed density for the lots. Each lot had to be taken into account separately for the amount of coverage allowed.*

*Mr. Staggs presented rebuttal. He did not think a continuance was justified. There would be no dumpsters, and each house would have their own trash bin. The geological hazards would not be addressed by the HRB, however a geological survey had been done and the geotechnical engineer said this site was appropriate to build on. He compared the density that was on the Casady House property and other neighboring properties, which was greater than what he was proposing. He thought what was being proposed was more in context with the original Canemah neighborhood. He was preserving the wetland on the property.*

*Ms. Terway clarified that the HRB's role was to decide what was appropriate for the historic district. As far as the rules for cottage homes and density, that was a different process. Since this was the first evidentiary hearing on this matter, the request to continue the hearing had to be granted.*

**continue to a date certain**

**Aye:** 5 - Claire Met, Ken Baysinger, Grant Blythe, Janet Mann and Jon McLoughlin

**3c.** PG 17-02 - Grant Proposal for 915 Rilance Lane (Dr. Daniel Stephenson House)

**Attachments:**    [Commission Report](#)  
                              [Staff Report](#)  
                              [Exhibit 1: Applicant's Submittal](#)  
                              [Exhibit 2: Inventory Form](#)

*Chair Baysinger opened the public hearing.*

*Mr. Martin said there were two grant proposals for 915 Rilance Lane, one for windows on the Stephenson House and one for the porch on the Holmes House. The first request was to replace two windows on the Stephenson House. Staff recommended approval to grant the amount of \$1,000 for the project, although the applicant would like more. The second request was to replace the back porch on the Holmes House, and staff also recommended granting \$1,000 for the project, although the applicant would like more. There was \$5,000 in the grant fund currently for the whole fiscal year.*

*Denyse McGriff, treasurer of the Rose Farm Management Committee and McLoughlin Memorial Association, gave a background on the property and significance of the Stephenson and Holmes Houses. She then explained the two projects.*

*There was no other public testimony.*

*Chair Baysinger closed the public hearing.*

*There was discussion regarding how much funding to grant the projects.*  
**approve**

**Aye:** 5 - Claire Met, Ken Baysinger, Grant Blythe, Janet Mann and Jon McLoughlin

**3d.** PG 17-03 - Preservation Grant Proposal for 536 Holmes Lane (William L. Holmes House)

**Attachments:**    [Commission Report](#)  
                              [Staff Report](#)  
                              [Exhibit 1: Applicant's Submittal](#)  
                              [Exhibit 2: Listing](#)

*This item was discussed under PG 17-02.*

**4. Approval of the Minutes**

**4a.** Review of April meeting minutes

**Attachments:**     [Commission Report](#)  
                                 [April 25, 2017 Draft Meeting Minutes](#)

*Ms. Mann noted that the votes were not recorded in the May minutes.*

**approve**

**Aye:** 3 - Claire Met, Ken Baysinger and Grant Blythe

**Abstain:** 2 - Janet Mann and Jon McLoughlin

**4b.** Review May Meeting Minutes

**Attachments:**     [Commission Report](#)  
                                 [May 23, 2017 Draft Meeting Minutes](#)

**5. Communications****5a.** McLoughlin Promenade Wall Cap Replacement Project

**Attachments:**     [McLoughlin Promenade Wall Cap Replacement Grant Application](#)

*Ms. Terway gave a background on the Promenade and the need to replace 51 of the wall caps. The City received a Metro Enhancement Grant to do the project.*

*Mr. Martin announced the Greenway for a Day event on July 29.*

**6. Adjournment**

*Chair Baysinger adjourned the meeting at 8:20 PM.*