



City of Oregon City

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

Meeting Minutes

Historic Review Board

Tuesday, August 28, 2018

7:00 PM

Commission Chambers

1. Call To Order

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

Present: 3 - Jon McLoughlin, Ken Baysinger and Ray Stobie

Absent: 2 - Grant Blythe and Claire Met

Staffers: 1 - Kelly Reid

2. Public Comments

There were no public comments on non-agenda items.

3. Preservation Grant

3a. Preservation Grant for 803 5th Avenue- Porch Repair & Rehabilitation (PG 18-02/HR 18-08)

Kelly Reid, Planner, said the Preservation Grant application for 803 5th Avenue had been continued from the last meeting. The proposal was to repair the front porch. A new railing had also been proposed, but staff could not find evidence of an original railing and the applicant modified the request to limit the grant to just the porch repair.

Linda Thompson, applicant, and Sarah Brown, family friend, explained the existing conditions and proposed repairs.

A motion was made by Board Member McLoughlin, seconded by Board Member Stobie, to approve the Preservation Grant for 803 5th Avenue, PG 18-02/HR 18-08. The motion carried by the following vote:

Aye: 3 - Jon McLoughlin, Ken Baysinger and Ray Stobie

4. Design Advice

4a. Design Advice: New construction in the mixed use corridor zone (MUC-1) in the McLoughlin Conservation District (near 5th Street and Monroe)

Ms. Reid reviewed the proposal for new construction of multi-family units in the mixed use corridor zone (MUC-1) in the McLoughlin Conservation District (near 5th Street and Monroe). She pointed out that the front gable of the unit on the corner needed to face the street, one on one windows would be more appropriate, and the height should be

two and a half stories instead of three stories.

John Finklea, architect, said these would be separate residential units and the massing and the features were Queen Anne Vernacular.

The Board discussed and gave suggestions regarding the height, Queen Anne elements, windows, porches, and parking.

5. Public Hearings

5a. HR 18-09: Historic Review Board review of a new home in the Canemah National Register District at 704 3rd Avenue.

Chair Baysinger opened the public 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 including a visit to the site.

Board Member McLoughlin drove by the site. Chair Baysinger visited the site.

Chair Baysinger declared he was a licensed realtor and assisted buyers and sellers of residential property throughout this area including Canemah. The property under review was not for sale and he had no conflict of interest.

Paul Edgar, resident of Oregon City, wanted to verify that Chair Baysinger had not discussed this in his capacity with the Canemah Neighborhood Association. Chair Baysinger confirmed this property had never been discussed by the Canemah Neighborhood Association.

Ms. Reid presented the staff report. This was a request for the construction of a new single family home in the Canemah National Register District at 704 3rd Avenue. A home had burned down at this location and there was still an existing garage and foundation. There was a stream in the right-of-way and the applicant did not plan to modify the basalt channels. Staff had included a condition that if the access to the front door required steps on the front facade or more than six stairs on the side elevation that it would come back to the HRB. She then reviewed the amended conditions of approval.

Ray Streinz, applicant, and Mark Zawadzki, contractor, said they planned to use the existing foundation. The house would be one and a half stories in a vernacular style. They had no issues with the conditions proposed and thought it would fit in with the neighborhood.

There was no further public testimony.

Chair Baysinger closed the public hearing.

A motion was made by Board Member McLoughlin, seconded by Board Member Stobie, to approve HR 18-09: Historic Review Board review of a new home in the Canemah National Register District at 704 3rd Avenue with the conditions of approval as amended in staff's PowerPoint presentation. The motion carried by the following vote:

Aye: 3 - Jon McLoughlin, Ken Baysinger and Ray Stobie

5b.

HR 18-11: Historic Review Board review of a new home with detached garage and accessory dwelling unit in the Canemah National Register District at 5th Avenue and Apperson Street.

Chair Baysinger opened the public hearing. He asked if any Board member had conflicts of interest, ex parte contacts, bias, or any other statements to declare including a visit to the site.

Chair Baysinger and Board Member McLoughlin had visited the site.

Chair Baysinger disclosed he had represented the seller of this property when the applicant purchased it. There was nothing in this application that had the potential to benefit him.

Ms. Reid presented the staff report. This was a request for the construction of a new home with detached garage and accessory dwelling unit in the Canemah National Register District at 5th Avenue and Apperson Street. This was currently a vacant property and access would be on 4th Avenue. It would be subject to Geologic Hazard Overlay District and Natural Resources Overlay District review. She then discussed the site plan, modified bungalow design, and staff's concerns regarding the height of the structure and second story porch. The applicant had also requested a preservation incentive to reduce the side setback from nine feet to five feet and she reviewed the findings explaining staff's support for the incentive. She then discussed the amended conditions of approval.

Todd Iselin, architect, and Morris Shademan, applicant, said the second story porch was important to the applicant to maximize the view.

Board Member McLoughlin did not think the porch was appropriate for the bungalow style and he gave suggestions for changes. He was in favor of the preservation incentive.

Paul Edgar, resident of Oregon City, was representing Friends of Canemah. He asked Chair Baysinger if this application had been discussed by the Canemah Neighborhood Association.

Chair Baysinger said it had not been discussed.

Mr. Edgar requested a continuance of the application in order to see the final designs after the discussions that had taken place tonight. The proposed design did not fit in Canemah.

Jim Nicita, resident of Oregon City, discussed the provision in the zoning ordinance regarding preservation incentives and how they could not be used on vacant lots.

A motion was made by Board Member McLoughlin, seconded by Board Member Stobie, to continue HR 18-11: Historic Review Board review of a new home with detached garage and accessory dwelling unit in the Canemah National Register District at 5th Avenue and Apperson Street to September 25, 2018. The motion carried by the following vote:

Aye: 3 - Jon McLoughlin, Ken Baysinger and Ray Stobie

6. Communications

Ms. Reid suggested starting the HRB meetings at 6 p.m. She discussed what would be on the September meeting agenda. LUBA had upheld the City's decision in the Cottage Homes case and it was now in the Court of Appeals. LUBA had also upheld the City's decision on the Camp Adair buildings.

7. Adjournment

Chair Baysinger adjourned the meeting at 8:45 PM.