



OREGON CITY

Community Development – Planning

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Trevor Marin, Planner
City of Oregon City
Planning Division
221 Molalla Ave., Suite 200
Oregon City, OR 97045

July 12, 2017

Hackett Hospitality Group LLC.
C/o Dan Fowler
1419 W. Main St., Suite 100
Battleground, WA 98604

Dear Mr. Fowler,

On April 24, 2017, the Oregon City Historic Review Board approved by a vote of 3-0-0 to approve the reduction to the size of the listing to the Hackett House property. Instead of recognizing the entire site as a Historical Landmark, the Hackett house and the green space directly surrounding the house are now only recognized as a Historical Landmark, and not the parking area on the site. This change primarily enables the property owner to make alterations to the western portion of the property without seeking Historic Review Board approval.

I have attached a copy of the Historic Review Board Decision.

Please let me know if you have any questions.

Sincerely,

Trevor Martin

En: HR 17-02 Notice of Decision



NOTICE OF HISTORIC REVIEW BOARD DECISION

DATE OF MAIL OF NOTICE OF DECISION: April 28, 2017

FILE NO.: HR 17-02: Historic Review Board Review

APPLICANT: Hill Architects
1750 Blankenship Rd.
Suite 400
West Linn, OR 97068

OWNER: Hackett Hospitality Group LLC.
1419 W. Main St.
Suite 100
Battleground, WA

LOCATION: 415 17th St., Oregon City, OR, 97045
Clackamas County Map 25-2E-29CA, Tax Lots 1301

REQUEST: Historic Review Board review of a request to reduce the designation of an individually designated historic property outside of a historic district and construct minor pedestrian and vehicular improvements.

REVIEWER: Trevor Martin, Planner

RECOMMENDATION: Approval with Conditions

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Historic Review Board and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Historic Review Board may be appealed to the City Commission by parties with standing within fourteen (14) calendar days of the notice of decision. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to OCMC 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Decision: On April 24, 2017, after reviewing all of the evidence in the record and considering all of the arguments made by the applicant, opposing and interested parties, the Oregon City Historic Review Board voted 3-0-0 to approve with conditions the requested modification to reduce the size of a site listed on the Local Register of Historic Places. The complete record for the Historic Review Board decision is on-file at the Planning Division.

PROCESS: Type III decisions involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not required to be heard by the city commission, except upon appeal. Applications evaluated through this process include conditional use permits, preliminary planned unit development plans, variances, code interpretations, similar use determinations and those rezonings upon annexation under Section 17.06.050 for which discretion is provided. In the event that any decision is not classified, it shall be treated as a Type III decision. The process for these land use decisions is controlled by ORS 197.763. Notice of the application and the planning commission or the historic review board hearing is published and mailed to the applicant, recognized neighborhood association and property owners within three hundred feet. Notice must be issued at least twenty days pre-hearing, and the staff report must be available at least seven days pre-hearing. At the evidentiary hearing held before the planning commission or the historic review board, all issues are addressed. The decision of the planning commission or historic review board is appealable to the city commission, on the record. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to 17.50.290(c) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal. The city commission decision on appeal from the historic review board or the planning commission is the city's final decision and is appealable to LUBA within twenty-one days of when it becomes final.

Recommended Conditions of Approval

(P) = Verify that condition of approval has been met with the Planning Division.

1. No physical change shall occur to the Hackett House structure. All exterior modifications to the landmark shall receive Planning Division approval. (P)
2. The applicant shall obtain all necessary permits including but not limited to compliance with a Detailed Development Plan/Site Plan and Design Review and applicable overlay districts. (P)
3. The site of the historic designation shall be reduced to only apply to the backside of any parking and walking structures. Effectively reducing the Historic site down to the physical Hackett House, the lawn and landscaping around the physical Hackett House as identified below. (P)



Recommended New Designation Location

4. The installation of the proposed pedestrian accessways and construction as identified in the proposed development is approved on the individual landmark.
5. The reduced landmark would retain all of the landscaping onsite.
6. The applicant shall install a minimum 2-inch caliper trees as identified on the site plan proposed between the Hackett House and the adjacent property prior to completion of any a Site Plan and Design Review or Detailed Development Plan involving alterations on the subject site. Installation of trees between the parking lot and the structure as required by any future development may be relocated onsite.