



City of Oregon City

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

Meeting Minutes

Historic Review Board

Tuesday, June 27, 2017

6:00 PM

Commission Chambers

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 Carrie Richter

2. Appointment of Chair

A motion was made by Ms. Met, seconded by Mr. Blythe, to appoint Ken Baysinger as Chair. The motion carried by the following vote:

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

3. Public Comments

There were no public comments on non-agenda items.

4. Public Hearing

4a. HR 17-04: Historic Review Board Request to Review Phase I of the Proposed Public Works Operations Facility

Carrie Richter, City Attorney, said at the last HRB meeting the record was opened and public testimony was taken. The Board made a tentative decision and staff revised the findings to be consistent with the decision. The record was currently closed and no additional public comments would be taken. The HRB could deliberate on the content of the findings, ask staff any questions, and move for adoption. She asked if any Board member had ex parte contacts, conflicts of interest, or bias to declare since the last hearing.

Ms. Mann and Mr. McLoughlin would abstain from the vote because they were not present at the last meeting.

Trevor Martin, Planner, discussed the revised findings and staff report. These were updated according to the items that were discussed and the public testimony that had been received at the last meeting. None of the conditions of approval or the final recommendation had been changed.

Ms. Met thought the revisions reflected what was discussed.

Mr. Baysinger did not find any revisions that needed to be made. He clarified no more

public testimony would be taken, especially since the HRB's authority over this process was extremely limited. He thought it had been adequately covered at the last meeting.

Jesse Buss, representing the McLoughlin Neighborhood Association, objected to that as there were new pages in the staff report and some of it he considered new evidence. He thought there were issues that should be addressed.

Ms. Richter explained the HRB closed the public testimony portion of the hearing at the last meeting with the understanding that staff would draft findings and bring them back to the HRB for review. They had not indicated that the public testimony would be reopened.

Mr. Buss had written comments to submit and the HRB could decide whether or not to accept them into the record.

Ms. Richter said since the record was closed, the only way to accept the testimony was to reopen the record and accept it. Otherwise they would have to reject the testimony, excluding it from the record. The HRB's decision was appealable to the City Commission.

A motion was made by Mr. Blythe, seconded by Ms. Met, to approve the revised staff report and findings for HR 17-04 and to reject the additional written testimony. The motion carried by the following vote:

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

Abstain: 2 - Janet Mann and Jon McLoughlin

4b.

HR 17-01: Historic Review Board review of a new single-family home in the Canemah Historic District at the intersection of Ganong St. and 4th Ave.

Ms. Richter said this was another situation where staff was coming back with findings that reflected the deliberations at the last HRB meeting. She asked if there were any ex parte contacts, conflicts of interest, or bias to declare since the last hearing.

Ms. Mann and Mr. McLoughlin would abstain from the vote because they were not present at the last meeting.

Ms. Richter stated the public testimony portion of the hearing was closed at the last meeting. Staff was presenting this to the HRB for the HRB to review the findings and make sure they were consistent with the deliberations and if further revisions needed to be made.

Mr. Martin said the Board found the design of the home and the way the home was situated to be appropriate for an attached garage located underneath the home. This was because the home was set back from 4th, it was a side loading garage, the garage was not located on the same level as the home, and the landscaping would reduce the massing in the front of the home.

Chair Baysinger thought the findings reflected the conversation and intent.

A motion was made by Mr. Blythe, seconded by Ms. Met, to approve the revised staff report and findings for HR 17-01. The motion carried by the following vote:

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

Abstain: 2 - Janet Mann and Jon McLoughlin

4c.

HR 17-05 Alterations to the roofline of a locally designated Landmark located at 508 S. McLoughlin within the Canemah National Historic District.

Chair Baysinger opened the public hearing. Ms. Richter read the hearing statement. She asked if any Board member had ex parte contacts, conflicts of interest, bias, or other statements to declare. All Board members visited the site except Ms. Mann.

Mr. Martin presented the staff report. This was a request to extend roof eaves on an existing home and to add a covered patio. The home was located in the Canemah National Historic District. He displayed pictures of the current house and explained a drawing that showed the change that was being requested. The home had been moved to its current location several years ago. He thought the request made sense as there were correlations between this home and the bungalow vernacular style in Canemah. He reviewed the conditions of approval.

Dennis Johnson, applicant, said the siding of the house warped and shrank and this proposal would help protect the siding better. He also thought it would make the house look classier and would blend in with the historic homes in the neighborhood.

Chair Baysinger closed the public hearing.

Chair Baysinger questioned the appropriateness of the roof structure in the back.

Mr. McLoughlin thought because this was on the rear of the house it would blend in better. It did meet staff's recommendations.

Mr. Blythe asked about the appropriateness of the inner gable above the back door which would extend further out than the main eave. Mr. McLoughlin said the only way to see that would be from the alley.

Ms. Met thought this proposal would protect the siding and would be an improvement.

A motion was made by Mr. McLoughlin, seconded by Ms. Mann, to approve HR 17-05 as presented. The motion carried by the following vote.

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

4d.

HR 17-06 Addition of a garage to an individually designated Landmark at 16430 Hiram Ave.

Chair Baysinger opened the public hearing. Ms. Richter asked if any Board member had ex parte contacts, conflicts of interest, bias, or other statements to declare. All Board members visited the site except Ms. Mann.

Mr. Martin delivered the staff report. This was a request to add a detached garage to a historical landmark. The home was located at the intersection of Rock Street and Hiram Avenue. He discussed the site plan and how the detached garage was to be located behind the home. He showed renderings of what the garage would look like. The siding would match the home, the doors would open vertically, and the windows would be three over three. They did show a breezeway connecting the garage and

home which he did not think was appropriate for the time period of the home. He displayed pictures of what the home looked like today. The conditions of approval included removal of the breezeway from the design.

Kevin Granger, applicant, said his neighbor recommended putting in a garage to prevent people from parking in front of her house. She thought for the neighborhood it would be better to have a designated garage. Another neighbor agreed that it would help with the parking issues on Rock Street. The breezeway would be nice to keep due to the protection from rain, but it was not a deal breaker. They wanted to keep the garage in context with the house and it would not overpower the house.

Mr. McLoughlin agreed the breezeway was not historically appropriate. He asked about the roof pitch. It looked fairly flat and he thought it should be steeper to better match the house. He also thought a half light door should be used on the side of the garage to keep in character with the house.

Ms. Met asked about the composition of the garage door. Mr. Granger thought it would be an aluminum door. Mr. Martin confirmed either wood or metal was allowed for the garage door.

Chair Baysinger closed the public hearing.

Mr. McLoughlin recommended adding a condition that the roof pitch be no less than 6/12 and be no more than the pitch of the existing house and adding a condition that a half light door be used on the side of the garage.

Mr. Blythe concurred that the breezeway was not appropriate and should be removed.

A motion was made by Mr. McLoughlin, seconded by Mr. Blythe, to approve HR 17-06 with the added conditions that the man door facing Rock Street would be a half light door and the garage roof pitch would be greater than a 6/12 and less than the roof pitch of the existing home. The motion carried by the following vote:

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

5. Communications

Mr. Martin announced Movies in the Park would be held every Friday in August at Wesley Lynn Park. He discussed the applications that would be on future agendas.

Ms. Met said Concerts in the Park would begin in July.

6. Adjournment

Chair Baysinger adjourned the meeting at 7:02 PM.