



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Monday, April 24, 2017

6:00 PM

Commission Chambers

Special Meeting

1. Call to Order

Chair Metson called the meeting to order at 6:15 PM.

Present: 3 - Ken Baysinger, Grant Blythe and Derek Metson

Absent: 1 - Claire Met

Staffers: 2 - Trevor Martin and Laura Terway

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearing

3a. [PC 17-044](#)

HR 17-02: 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.

Chair Metson opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statement to declare. Chair Metson stated that the applicant is his father-in-law, but that he has no financial interest, dealings with or partnership with him on this project. There were no challenges or issues raised.

Trevor Martin, Planner, explained this project involves the Erwin Charles Hackett house referred to as the Hackett house located at 415 17th Street, Oregon City, 97045. He said the request was to reduce the designation of an individually designated historic property outside of a historic district and construct pedestrian and vehicular improvements. Mr. Martin provided background on when the house was listed to the Oregon City Local register of Historic Places and the significances. He continued with explaining that the parcels around the house and property are vacant and may be redeveloped in the future. The applicant is wanting to improve the parking and parking access to the house. Reducing the historical designation footprint would allow the applicant to make the adjustments to the parking lot without bringing it to the Historic Review Board (HRB). The applicant would still have to meet the City's site plan design standards and parking lot standards such as spacing requirements, landscaping requirements, and ADA access requirements among others. Mr. Martin summarized the conditions of approval for this request.

Mark Foley, applicant, member of the Hackett House Hospitality Group and original restorer of the Hackett House in 1984, is currently working with a landscape architect to improve the landscape of the this historical property. He is eventually hoping to connect the Hackett house property to a future project of the City with an underpass that goes under the railroad tracks and leads to Main Street.

Clarification was made that the property would only be reduced from the north side to accommodate parking and walkway needs.

Chair Metson closed the public hearing.

A motion was made by Baysinger, seconded by Blythe, to approve HR 17-02: Request to reduce the designation of an individually designated historic property outside of a historic district and construct minor pedestrian and vehicular improvements with conditions of approval. The motion carried by the following vote:3-0-0

Aye: 3 - Ken Baysinger, Grant Blythe and Derek Metson

3b. [PC 17-045](#)

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

Mr. Martin provided a brief description of the location of the home and background regarding the project including the homes on the local register of historic places and those that are not. He showed a map and several pictures of the area. Mr. Martin explained the request was for a single family home with an attached garage underneath with access off of Ganong. Concerns for the project include the garage located under the home and the overall massing in the front of the house due to the attached garage. The applicant is proposing to have access from Ganong Street. Staff recommends approval upon these conditions: obtaining necessary permits, preserving the basalt wall running along 4th avenue, using materials specified by the Oregon City Municipal Code, and remove the garage, but if they want a garage then they will need to submit a detached garage configuration for approval.

John Ayers, property owner – Resident of Lake Oswego.

Todd Iselin, Iselin Architects, was surprised that the conditions of approval requested the omission of the garage. He argued that they have considered a detached garage, but their findings concluded that it was too invasive for the site, it could potentially have more geological issues, and there were financial complications due to the fact that an exterior garage put them a couple thousand dollars over their budget. When reflecting on his original plan to include a detached garage as opposed to the attached garage, Mr. Iselin stated that in order for the grading to work, the garage would need to be located close to Ganong Street, it would need a ten-foot tall retaining wall, as well as a four to eight foot tall rockery wall as well. After considering these complications, Todd and John decided that the attached garage plan was a much more compact footprint, disturbed less of the site, and it preserved more of the surrounding vegetation. Therefore, they believe it to be a better solution.

Mr. Iselin stated that he anticipates the private drive to be 12 feet in width. He stated the steepness of the sight to be approximately 40% on the hillside.

Mr. Metson didn't understand why the garage was a necessity at all, considering that the design for the driveway is so long and there seems to be plenty of room for a level home and garage if the length of the driveway is shortened. He wanted clarification

regarding the qualities of this site that require the home to have an attached garage.

Mr. Iselin stated that a detached garage would add an additional 500 square feet to the site footprint. He also mentioned that the attached garage would cause less site disturbance and necessary off-street parking.

Mr. Metson then followed with the claim that the size of the driveway is a sizable site disturbance in and of itself.

Mr. Baysinger was curious about how much screening there is from the street view of 4th avenue and Mr. Iselin confirmed that there was a decent amount because the house would be pushed back at least 24 feet from the basalt, retaining wall.

Mr. Iselin then mentioned that the garage would not be visible from the street due to the abundance of vegetation on and around the site. Then stated that the right-of-way would require a 14% grade.

Paul Edger, resident of the Canemah District and previous owner of this property, stated his concerns regarding the degree of the slope, seeing that he experienced a landslide in front of his house on nearby property. Other concerns include the percentage of grading needed for the project. Mr. Edger mentioned a two or three ton rock on the hillside that appears to be dangerously exposed and could be a safety hazard to the property owners and their neighbors if the envisioned 14% grade is heavily pursued. Mr. Edger argues that the house should be moved closer to the property line on 4th avenue by reducing the size of the driveway and he believes that choosing a property plan that is less damaging to the structure of the hillside is a more logically sound decision. Mr. Edger states that the current city code does not allow garages to be built under houses. In conclusion, Mr. Edger prefers the external garage alternative for this property.

Mr. Baysinger asked whether or not the construction or the economics would be drastically impacted if the preservation incentives were obtained and the building was relocated closer to the property line, especially when considering the amount of excavation and concrete work that would be reduced in doing so.

Mr. Iselin conceded to moving the house 3 to 4 feet, but nothing more. He recognizes that 14% grade is fairly steep and has potential risk. Therefore, caution would need to be taken to ensure safety.

Mr. Metson wanted to confirm that the previously approved plan included a detached garage. Mr. Iselin said that it did. Mr. Metson voiced his concerns regarding the visibility of the home from the streets and doesn't see a cost impact in having an attached garage, seeing as he believes that both plans would have the same site footprint.

Mr. Iselin argues that having a garage underneath the house would eliminate any concerns regarding guest parking, seeing that there is no availability for street parking.

Mr. Metson states that guests would be able to park on the right of way.

Mr. Metson, Mr. Baysinger, and Mr. Blythe contemplated whether or not a garage would be a necessity at all. They arrived at a consensus that it is a necessity due to impact the garage would have on the market value of the home and the property for future sale.

Mr. Iselin requested that the Historic Review Board wait until their next meeting before taking this matter to a vote.

A motion was made by Metson, seconded by Baysinger, that HR 17-01: A new single-family home in the Canemah Historic District at the intersection of Ganong Street and 4th Avenue be continued to a date certain of May 2, 2017. The motion carried by the following vote:3-0-0

Aye: 3 - Ken Baysinger, Grant Blythe and Derek Metson

4. Communications

Trevor Martin, Planner, mentioned that the Oregon City Enhancement Day would be held on April 29th, at Wesley Linn Park between 9am to 12pm.

Mr. Martin also mentioned that there would be another HRB meeting on April 25th, where two specific complications would be discussed.

5. Adjournment

Chair Metson adjourned the meeting at 7:46 PM.
