



City of Oregon City

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

Meeting Minutes - Final

Historic Review Board

Tuesday, November 24, 2015

7:00 PM

Commission Chambers

1. Call to Order

The meeting was called to order at 7:00 p.m.

Present: 5 - Derek Metson, Robert Siewert, Claire Met, Ken Baysinger and Jonathan Stone

Staffers: 1 - Christina Robertson-Gardiner

2. Public Hearings

HR 15-04 151 Molalla Avenue

Attachments: [Commission Report HR](#)

[Staff Report](#)

[Map](#)

[Applicant's Submittal](#)

[151 Molalla Ave 1982 Survey](#)

[151 Molalla Ave 2011 Survey](#)

Chair Metson called the public hearing to order for HR 15-04 and HR 15-05. He read an opening statement. For HR 15-04, he asked the Board members to declare any conflicts of interest or ex parte contact and there were none. Members Claire Met, Robert Siewert, and Derek Metson had visited the site.

Christina Robertson-Gardiner, Planner, presented her staff report using a PowerPoint presentation. She stated that 151 Molalla Avenue is a landmark, which is a designated structure outside the City's historic districts, is in a mixed-use corridor zone, and is an existing single-family house. A request had been made by Jaclyn McNeill to expand the home to provide a massage therapy bed studio as a home occupation, which is an allowed use. The owner identified the back carport on the property as the space to expand the home for the studio. The carport is mostly a free-standing building and because it is a substantial change from its existing use, a land use application was required. Ms. Robertson-Gardiner reviewed the plans for the addition. She stated that the applicant had provided a very compatible design that would add value to the house and the district. All applicable building code and inspection requirements would apply, and all siding, doors and windows shall be wood, unless approved otherwise by the Historic Review Board. She stated there were no parking concerns.

Jaclyn McNeill, applicant and owner of 151 Molalla Avenue, appeared before the Board. She described the proposed use for business and personal use. She stated no plumbing would be installed at this time, but left the possibility open for the future. She explained the roof slope currently runs down to the gutter of the house and is seamed together. The existing cement floor will be utilized as foundation, and wood beams currently in place will be maintained in the design.

Chair Metson referred to the horizontal lap siding and noted that it goes up and then terminates suddenly. It appeared that the fascia board on the other side starts thin and then widens. He asked Ms. McNeill what the plan was for the siding and fascia board. She replied they would install a board to close in any gaps, unless the Board had other recommendations. Mr. Baysinger said typically the fascia board ran parallel with the roof pitch. Ms. McNeill said the fascia board would be different from the siding. Ms. Robertson-Gardiner suggested a condition of approval to ensure the construction would be done according to the Board's determinations. Ms. McNeill said she would be willing to construct the wall according to the requirements.

Chair Metson ask if the wood trim had miter cuts, and Ms. McNeill replied yes and that they planned to follow the house's design as much as possible for a consistent look.

Ms. Robertson-Gardiner stated two suggested conditions of approval: 1) The applicant to utilize a consistent width to the fascia board; 2) The applicant shall design the trim to match the main house to the extent practicable. The Board agreed

with the conditions.

There was no further testimony from staff or the public.

Jonathan Stone asked if the configuration of the double doors in the drawing was accurate. Ms. McNeill replied there was a 12-15 foot distance from the French doors to the space in the back. Mr. Stone asked the Board if it preferred a certain style for the door, since the drawing did not indicate French doors, but Ms. McNeill verbally indicated the double doors were French doors. Ms. Robertson-Gardiner stated the requirement was for a wood door, but the Board could add an additional condition if desired. She suggested a condition to include a half light side door and full light french doors, and the Board agreed.

approve as amended

Aye: 5 - Derek Metson, Robert Siewert, Claire Met, Ken Baysinger and Jonathan Stone

HR 15-05 302 Madison Street

Attachments: [Commission Report](#)
[Staff Report](#)
[Map](#)
[Applicant's Narrative](#)
[Applicant's Plans](#)
[McLoughlin NA Comments](#)
[Survey Form](#)

Chair Metson asked which Board members visited the site and Ken Baysinger, Robert Siewert, Claire Met, and Derek Metson responded yes. Chair Metson asked if there were any Board members who had a conflict of interest, and Chair Metson said he did and asked Vice Chair Stone to preside over the meeting.

The hearing statement had been read with the previous agenda item and the public hearing opened.

Christina Robertson-Gardiner, Planner, presented the staff report with PowerPoint presentation for the review of 302 Madison St., HR 15-05. She stated the applicant proposed to enlarge the garage located in the front of the house on the property. An easement on the side of the garage precludes the garage from expanding into that area. Because of this, the applicant requires two preservation incentives. The City's engineering division reviewed the application for the preservation incentives. 1) To allow an accessory building in front of a house; 2) To allow a garage less than 20 feet and to be built in the front yard setback. The proposed design includes the expanded garage just slightly in front of the house, and the drawings show that three sides of the garage would be expanded to allow for a small two-car garage. The wood garage door is one door that appears to break up the mass by its design. She stated that Denyse McGriff of the McLoughlin neighborhood provided a comment on the application, questioning whether the garage door was appropriate. Ms. Robertson-Gardiner responded that she felt comfortable with the proposed design and that the garage door was reasonable. The design does not need to be exactly the same look as the house, so long as the door is not a completely inappropriate architectural style. The garage should not be the primary architectural element of the lot; the historical house should be the primary, and in this case, she felt that would be the final result. She proposed approval of the preservation incentive and asked that photos of the current garage be provided for the City's file. She stated that technically a demolition is not needed because the present garage consists only of walls that will be taken down. She stated the lot is in the geologic hazards overlay, and she included a cautionary condition for this purpose.

Derek Metson was present on the applicant's behalf for 302 Madison St. He stated the current walls would be removed, and the new walls would expand 30 inches north and south. Currently, the front of the garage where the retaining walls come out is 30 inches from the property line. The garage would be expanded 5 feet in width and 5 feet in depth backwards to accommodate a 2-car garage. He requested the 3-foot setback to be decreased to as little as a zero lot line setback because it provided distance from the geologic hazard overlay and reduced the cut as much as possible. The existing house first floor finished floor is 10' above the finished floor elevation of the garage. He stated the house is an Italian 8 style, which is a dressed up vernacular. It is not a bungalow. The garage was drawn to complement the house. Two windows would be installed on the north side. He distributed Exhibit A, options

for garage doors. He selected a garage door that was similar to the house's existing front door. The garage door was one piece but was panelized by design to appear like a carriage door without carriage straps. Mr. Metson stated that the new flat roof of the garage would be within one foot of the old garage roof height.

Ms. Robertson-Gardiner offered an amendment to condition #2, adding "...up to a zero foot front yard setback."

Ms. Met asked if the garage would be painted the same as the house, and Mr. Metson said yes.

Ms. Robertson-Gardiner stated that the design guidelines for new construction ideally say that garage doors should be 8-10 feet and additional feet would be considered on a case-by-case basis. Her findings in the staff report addressed the constraints and why the door was allowed to be 16 feet and how it was mitigated by the choice of the design. The applicant mitigated the garage door size by the quality of the design and materials.

approve as amended

Aye: 4 - Robert Siewert, Claire Met, Ken Baysinger and Jonathan Stone

Abstain: 1 - Derek Metson

3. Communications

Ms. Robertson-Gardiner announced the December 5, 2015 tree lighting ceremony. She stated that Public Works will be holding a celebration for the elevator and she asked for volunteers to help with the event.

Ms. Robertson-Gardiner announced she will begin working full time on the Willamette Falls Legacy Project and will be hiring a half-time preservation planner who will be present at the HRB meetings. She will continue to review HRB applications.

Ms. Met announced that a clean-up at the cemetery following the vandalism will be held from 9:00 am - noon on November 25, 2015.

4. Adjournment

Chair Metson adjourned the meeting at 8:05 p.m.