



City of Oregon City

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

Meeting Minutes - Final

Historic Review Board

Tuesday, December 4, 2018

7:30 PM

Commission Chambers

1. Call To Order

Chair Baysinger called the meeting to order at 7:30 PM.

Present: 5 - Grant Blythe, Jon McLoughlin, Ken Baysinger, Ray Stobie and Claire Met

Staffers: 2 - Kelly Reid and Carrie Richter

2. Public Comments

There were no public comments on non-agenda items.

3. PUBLIC HEARING

3a. HR 18-14: Historic Review Board review of a solar installation on a designated property in the McLoughlin Conservation District at 301 Madison Street

Chair Baysinger 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 statements to declare including a visit to the site. All Board members had visited the site.

Kelly Reid, Planner, presented the staff report. This was a request for solar panel installation on a designated structure in the McLoughlin Conservation District at 301 Madison Street. The solar installation would be either roof and/or ground mounted and she showed the renderings for both options. She then discussed a previous approval from last year for solar panels that were placed on the roof of a designated structure on Washington Street and guidance from the Secretary of Interior's standards. Staff recommended to allow the panels on the ground mounted array and to allow the panels on the roof sections of the single story addition and roof sections that were not visible from the street.

Denise Beasley, applicant, and Matt Ellis from Auric Solar explained the project was to add renewable energy while still maintaining the historic character of the house. The applicant preferred roof mounted, but was open to either option.

The Board asked clarifying questions about the application.

Denyse McGriff, representing the McLoughlin Neighborhood Association, thought staff's recommendations for solar panels on the subordinate sides of the house were appropriate.

Chair Baysinger said two additional written testimonies had been received that were in support of the application.

Paul Edgar, resident of Oregon City, discussed the leaching issues with solar panels as they aged and how they should not be placed near a garden area.

Mr. Ellis provided rebuttal. There were solar panel recycling programs and he explained what the solar panels were made of. The run off was from glass, not silicone.

Chair Baysinger closed the public hearing.

The Board deliberated on the proposed locations and number of solar panels allowed.

A motion was made by Board Member Blythe, seconded by Board Member Stobie, to approve HR 18-14 with the added condition that solar panels be allowed on roof surfaces C and D and the ground array would not exceed 12 panels. The motion passed by the following vote:

Aye: 3 - Grant Blythe, Jon McLoughlin and Ray Stobie

Nay: 2 - Ken Baysinger and Claire Met

4. DESIGN ADVICE

4a. Design Advice: New construction on a residential site in the Canemah National Register District.(West end of 5th Avenue)

The Board gave design advice to Ken and Wendy Tinseth, applicants, regarding their proposed new construction on a residential site in the Canemah National Register District. The lot was sloped and in a geologic hazard area. Access was also an issue. They explained the site plan and elevations of the proposed house.

There was discussion regarding how the primary facade was supposed to be facing the street, minimal disturbance of the steep slope, height of the house, having the attached garage under the house, siding, windows, and setbacks.

5. STAFF CONCURRENCE

5a. Staff Concurrence: Alteration to doors on the I.O.O.F. Hall (Oddfellows Building): 602 7th Street

Ms. Reid was requesting concurrence on an alteration to the doors on the I.O.O.F. Hall (Oddfellows Building) at 602 7th Street. A written comment was received from Denyse McGriff.

There was no objection to the change to the doors as long as similar materials were used.

6. Communications

Ms. Reid reported on the Certified Local Government Workshop.

Board Member Met suggested a future work session on infill.

7. Adjournment

Chair Baysinger adjourned the meeting at 9:00 PM.