



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
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To: Historic Review Board

Agenda Date: 04/23/24

From: Christina Robertson-Gardiner, Senior Planner

SUBJECT:

GLUA-24-0005 and HR 24-00004: Historic Review -920 7th Street- Railing Modification

STAFF RECOMMENDATION:

Staff recommends approval with conditions.

EXECUTIVE SUMMARY:

The applicant received approval to construct a new mixed-use development in the McLoughlin Conservation District (HR 20-02). One of the Historic Review Board's conditions relate to the second-floor exposed balcony railings. The applicant appealed the HRB approval on two other items (building height and building setback) to the City Commission. Through the appeals process, the city allowed the reduction of the second-story height but denied the request to reduce the building setback. The applicant did not choose to appeal the railing material at that time.

The applicant submitted plans for new construction, including details for a metal railing in the building permit package. Unfortunately, this detail was not highlighted to staff and was missed during the building permit review. However, the Historic Review Board's condition of approval still stands regarding the railing material unless revised through a Type III process.

In order to ensure the project can continue in a timely manner, the applicant has proceeded with the intended metal railing. The applicant understands that if the Historic Review Board does not approve the revised railing material, he will need to replace the existing metal railing with wood railings before obtaining a Certificate of Occupancy for the project.

Staff agrees with the approach for a metal railing on this mixed-use infill project; many of the railing locations are on exposed decks or partially exposed decks and will weather quickly under the elements. Staff also believes that the initial staff recommendation was incorrect as while wood railings could conceivably be part of a more predominately lap-sided commercial infill project, this proposal is a contemporary approach to a mixed-use building with both brick and lap-siding elements, various

types of railing materials would be acceptable such as composite or metal. Staff , though, does not recommend mixing the railing material type on the building.

BACKGROUND:

See the Staff Report and Recommendation document in the agenda item attachments.

OPTIONS:

1. Approve the proposal with recommended conditions.
2. Approve the proposal with revised conditions.
3. Deny the proposal, close the record, and continue until June 25, 2024, to adopt the final findings.
4. Continue the hearing to June 25, 2024, and provide direction to the applicant on additional information needed. The record stays open.