



City of Oregon City

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

Meeting Minutes - Draft

Historic Review Board

Tuesday, February 28, 2023

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Ferry called the meeting to order at 7:00 PM.

Present: 3 - Board Member Robert Green, Board Member Tim Powell, and Board Member Sabrina Ferry

Absent: 1 - Board Member Paul Edgar

Staffers: 3 - Senior Planner Christina Robertson-Gardiner, City Attorney Carrie Richter, and Community Development Director Aquilla Hurd-Ravich

2. Public Comment – *None.*

3. Preservation Grant: **PG 23-0001 Window Repair Grant - 219 11th Street**

Christina Robertson-Gardiner, Senior Planner, discussed the application for \$1,000 for wood window repairs. The Board had approved a previous grant request for this applicant in 2022, and this request was for phase 2 of the project. She gave a background on the house and the windows to be repaired. Staff recommended approval with conditions.

Fahad Ullah, applicant, said he planned to repair three more windows, and to finish the project next year. He would use the same contractor as last time.

There was discussion regarding the durability of natural finishes as opposed to exterior paint.

A motion was made by Board Member Powell, seconded by Board Member Green, to approve PG 23-0001 Window Repair Grant - 219 11th Street. The motion carried by the following vote:

Aye: 3 – Board Member Powell, Board Member Green, and Board Member Ferry

4. Public Hearing: GLUA-23-00001 and HR 23-00001 -204 Jefferson Street Alterations & Additions on a Historic Structure (Frank and Annie Busch House) in the McLoughlin Conservation District.

Chair Ferry 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.

Ms. Robertson-Gardiner presented the staff report. This was a request for alterations and additions to a historic structure in the McLoughlin Conservation District. She discussed the subject site, existing condition of the house, proposal for a reconfiguration of the downstairs addition and adding a second story addition, site and floor plan, elevations and renderings, revised Comprehensive Plan finding, and conditions of approval.

There was discussion regarding the guideline to differentiate new additions from the original historic home.

Todd Iselin, representing the applicant, explained how the siding for the addition was different from the historic siding. The applicant wanted to replace the current addition which was poorly built. They planned to build something that would last and be contemporary with a second bathroom and master closet, but also keep the massing down to be subsidiary to the original home.

There was discussion regarding the window on the upper east elevation that was not centered. Mr. Iselin said it was appropriate to the style of the home to be asymmetrical. That would not be a visible elevation.

There was further discussion regarding how much different the siding would be from the original house and the type of windows that would be used to match the existing home.

Chair Ferry closed the public hearing.

The Board deliberated on the application and agreed the addition would complement the home.

A motion was made by Board Member Powell, seconded by Board Member Green, to approve GLUA-23-00001 and HR 23-00001 -204 Jefferson Street alterations & additions on a historic structure (Frank and Annie Busch House) in the McLoughlin Conservation District with conditions. The motion carried by the following vote:

Aye: 3 – Board Member Powell, Board Member Green, and Board Member Ferry

GLUA-23-00003 and HR 23-00002 -100 Center Street Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation District

Chair Ferry 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.

Ms. Robertson-Gardiner presented the staff report. This was a request for solar panels on a street-facing façade on a designated structure in the McLoughlin Conservation District. She entered an item into the record that came in after the packet. This was from a neighbor who supported the application. She gave a background on the site, proposal, site plan, street views, panel configuration, and conditions of approval.

There was discussion regarding the increase in applications for solar panels and ways to get smaller or more efficient panels so people needed less of them.

Michael Totten, applicant, said he had been wanting to install solar panels for a long time and had waited until it made financial sense. The design from the solar company was the only logical place to put the panels. The reason for the large number was because he wanted to get as much power from the sun as possible. With this configuration he would get 65% of his power needs from the panels. He did not think it harmed the aesthetics of the house.

There was discussion regarding the efficiency of the panels and the number needed.

Chair Ferry closed the public hearing.

The Board deliberated on the application and agreed the panels would be less noticeable due to the nearby trees and how the layout followed the roof line.

There was consensus to schedule a future Work Session to discuss what other cities did and how much of a roof they should allow to be covered with solar panels.

A motion was made by Board Member Green, seconded by Board Member Powell, to approve GLUA-23-00003 and HR 23-00002 -100 Center Street Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation District with conditions. The motion carried by the following vote:

Aye: 3 – Board Member Blythe, Board Member Stobie, and Board Member Ferry

5. Communications

Ms. Robertson-Gardiner discussed upcoming agenda items, Ruth Powers Preservation Award nominee recommendations, creating a work plan for the upcoming year, and adding wording to agendas to encourage people to submit public comments earlier in the day of the meeting.

6. Adjournment

Chair Ferry adjourned the meeting at 8:34 PM.