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City of Oregon City Review Board
Oregon City Or.

To whom it may concern,

As a property owner in the near vicinity I would like to express concern in two areas regarding the proposed cottage home development (HR 16-09 - 14) in the Canemah Historic District.

Architectural styling:

I share what seems to be a prevalent concern that the buildings as currently rendered with large glass walls, gable windows, cutaway roof decks etc. are significantly contemporary in design. The published General Design Principles state that "Use of other styles dilutes and distracts from the historic context of the district" and while it is noted and appreciated that the most significant departures from historic architecture are directed inward I believe the overall styling falls short of being respectful to existing historic structures as required.

Density:

While the previously mentioned architectural concerns are understandably subjective in nature, I believe a more objective concern is that of density in the number of dwellings on the site. The applicant has made effort to address density from the perspective of ratio of building footprint to site size, however the only comment I discover in the design guidelines relative to density of number of dwellings notes a single house on lots 50x100 to 100x100. There is mention of typical location of accessory buildings but these would historically have been utility in nature. It would seem that barring amended design guidelines specifically addressing more recent base zone provisions for enhanced density such as ADU's, PUD's and cottage homes, a legal interpretation of the more restrictive historic overlay would preclude these variations.

Thank you for your consideration in this matter.

Robert D. Green