

Land Use Report

For the 06/03/2013 CIC Meeting

Land Use Concern #1:

The Canemah Neighborhood Association (CNA), intends to appeal a ruling by the Oregon City Historic Review Board (HRB), that set-a-side understandings and agreement (between the builder and the Canemah Neighborhood Association) for what is outlined in these points, that we deemed as necessary to ensure that the proposed infill house did not significantly impact in a negative way the National Register Historic District of Canemah.

It is all about not detracting through allowing for incompatible designs and materials, with new infill buildings that create an unacceptable levels incompatibility with the established norms and criteria for this National Register Historic District, like Canemah.

What constitutes incompatibility?

We will also examine when a Neighborhood Association comes to an agreement with a builder on these points, including cost implications and then has the HRB weaken these points of agreement, for virtually NO - justified reason. What happened degrades the importance of Neighborhood Associations, the CIC, Historic Preservation and Process in Oregon City.

The Neighborhood Association (CNA) had come to a joint agreement within a HRB process, with the builder (Mountain Ridge Homes, LLC, Bill Heintz) whereby the builder agreed to the statement below and then almost immediately following that, the HRB decides that this frame work of understanding, is not what they want and basically reverses each and every one of the points of agreement.

Understandings, where agreement - acceptance is agreed to, for a design and the placement of a new house on Lot-8, Block-4, 4th Avenue within the Canemah Neighborhood Association.

1. The Main Structure would have a 12 - 12 pitch roof. Justification is to reduce the appearance of mass across the horizontal view and to be compatible with other Historical Houses of similar Vernacular Design.
2. The Main Structure "**Street View**" would have **Compatible Window Design, Grid and Proportion** to the immediate two historic - significant houses next door and across the street. This is to not detract from these two houses and other significant historic houses of similar design in the National Register Historic District of Canemah. Wooddale Windows has supplied an agreed to design and quote, for these double hung wood windows, with 4-over 4-Lite Grid, in what is being referred to as 3.0 x 6.0 proportion.

These proportional windows (tall and narrow) would also high light and compliment historic and compatible designs found with virtually all Vernacular Type/Style Houses that have the 12 - 12 Pitch Roof's and will aid - go a long way in also breaking up the long horizontal mass, of the proposed structure.

3. With the part of the structure that goes out from the side of the Main Structure to the right, the two Street View Windows can be of lessor size but should be proportionally correct and not detract.
4. The Garage in the design would be set back from the property line to a place, equal with with the front of the house. However, should this set back requirement impact negatively a large Cedar Tree immediately behind the garage, it is agreed to that reasonable adjustments would be accepted to save the Cedar Tree by not negatively impacting it.
5. We agree to allow for the locating of the house to within 1.5-feet, of the right property line. This will provide for greater spacing from the historic house to the left. In the survey plot plan, provided from Centerline Concepts, it reflects only a little over 2-feet separating the main house structure and garage, we would like for that space to be a minimum of 4-feet. This right property line is in an vacated area that was once Apperson Street and would still provide an approximate 40-feet separation with the house to the immediate right.

Note all accommodations that can be made with the owner of the historic house to the left, to lessen any perceived negative impacts would be greatly appreciated. Please take a look at finger jointed, Cedar or Non-Cedar Wood - Dutch Lap Design Siding as an alternative to Hardie Plank. This Pre-Primed siding is superior to the concrete siding and far more compatible in this historic district.

We would like to adequately explain to the members of the CIC and subsequently to the Neighborhood Associations through the CIC, the implications of what happened and ask for the CIC to join the CNA in our appeals.

Land Use Concern #2:

The proposed Metro Level of Build-Out within the South End Road Concept Plan could create 20,000-to 30,000-new daily incidents of travel, within the full proposed Metro Level of Build Out. Approximately 80% of these new incidents of travel would pass through the intersection of South End Road and Warner Parrot, with an additional major negative impacts on South End Road and 2nd and High Street. What does this mean? What actions should be taken by the CIC?

**This report was written and provided by
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Canemah Neighborhood Association**