

**From:** [Paul Edgar](#)  
**To:** [Wendy Marshall](#); [John M. Lewis](#); [Laura Terway](#); [Trevor Martin](#); [Todd Iselin](#)  
**Subject:** The need to talk (there is a special HRB meeting scheduled for 5/02/17)  
**Date:** Saturday, April 29, 2017 5:39:36 PM

---

HR 17-01 calls for building a new house at the corner of 4th Avenue and Ganong Street and this action creates opportunities, where with different options we can reduce Geo-tech negative environmental impacts and make the the new infill house more compatible in relationship to the Oregon City Historic District Building Guidelines.

We can also reduce the cost of this proposed new infill house into the Canemah National Register Historic District and at the same time make it more appropriate with less negatives.

A key to all of this is associated with the impacts of Storm Water Mitigation and how what are apparently are being told to this proposed new homeowner in what they are being told that they have to do, which have all appearances of creating much greater negative impacts, than might well be justified.

In discussions with the architect and home owner on the site, I was informed that they were apparently told, that they had to create a on-site storm water retention pond, with over piping that will carry's excess storm water into city storm water piping that runs along 4th Avenue. But on top of that I was told that the City is also requiring for this homeowner to dig up and replace the 8" city storm water pipes in 4th Avenue and replace them with 12" pipes, for what will be potentially only 2-new houses that could be connected to this Storm Water Pipe in 4th Avenue.

There are real negative impacts with these requests/requirements being forced on to the developer - homeowner that make this proposed new infill house have greater negative impacts on the lot, project and design characteristics, than positives - in the big picture.

For the developer - homeowner to build this Storm Water Retention Pond, forces the infill house to be set the house back approximately 24-Feet from the front property line into the hillside. This also raises the total height to house as pushes the house higher up the hillside and also forces significantly greater cuts into a landslide prone hillside then would otherwise be needed. This Is just to provide the needed to room below the house for this Storm Water Retention Pond. Another negative is that this has potential of localizing water impact at a location which would be right above a Historic Stone Wall and 4th Avenue and could undermine the stability of this Historic Stone Wall.

There are other real problems with justifying this requirement. The amount of water coming off of the roof of the proposed new infill house is so minor, that in reality there is little justification for this Storm Water Retention Pond period. Then this requirement it is being suggested that there is this need to replace all of the Storm Water pipes in 4th Avenue to create greater capacity in my estimation is an over-kill.

This new developer - homeowner is being asked to do something that has never been asked of, **from any previous developer - homeowners in this Canemah National Register Historic District.** It is also contrary to our Historic District Building Guidelines, in that it is creating something akin to asking them to put in curbs on historic roads, when nothing like that ever existed before and therefore it would detract.

It would be best if this house had a lower profile and was built with the least amounts of cuts into a very fragile hillside. It would be best if the developer homeowner could put the money saved, into creating the best and most historically appropriate house on this property with with a garage.

This can be accomplished with moving the the house to the front of the lot, where it still have an approximately 24 - feet set-back from the road surface. We would like the house to be sited 5-feet from the property lines in the southwest corner of the lot, where it takes advantage of where the Historic Judges House once was sited.

Thanks,

Paul Edgar