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Date: 8-24-18

City of Oregon City Historic Review Board

RE: HR 18-11

To whom it may concern,

As a nearby property owner in Canemah I would like to share my thoughts and concerns regarding the appropriateness of the proposed development relative to my understanding of the goals of the national historic district. I have reviewed the presented submittals and am aware of the modifications that have been made to satisfy concerns that previously have been made.

Regarding the appropriateness of the bungalow style south of 3rd in my view should not be greatly troubling since it would be altogether possible for one to have utilized that style on a flatter parcel during the historic period of significance.

Regarding the styling of the residence, the modifications to bring the design in compliance with previous suggestions have been nicely done and it appears well in harmony with other examples of bungalow styling. I'm concerned that a requirement to lower the upper portion could needlessly compromise the livability and ultimate value of the home with little or perhaps no improvement in architectural styling.

The styling of the garage/ADU is of significant concern to me. In my view the architecture is significantly compromised in the effort to accommodate the large upper level terrace. While the desire for the open entertaining space is understandable it does not seem at all consistent with traditional bungalow styling. It would seem the garage could be 1-1/2 story styling similar to the residence and accommodate the relatively small ADU that is proposed in the upper level and perhaps even include a small covered sitting porch. Moving the stair access to the interior could be helpful as well.

Kind Regards,

Dave Green