

Matthew W Deyoung
Daniel R Fischer
421 5th Ave
Oregon City, OR 97045

Monday, January 16, 2017

City of Oregon City Historic Review Board
Oregon City, OR

To whom it may concern:

I'm writing in reference to HR 16-09, HR 16-10, HR 16-11, HR 16-12, HR 16-13, and HR 16-14: Historic Review for the designs of seven (7) cottage style homes in the Canemah Historic District.

We are homeowners in the Canemah Historic District in Oregon City, and our property is located ½ block north of the proposed building site. We have the following concerns about the project:

1. History has shown that there is a considerable risk of flooding in this area of Canemah. We are concerned that a new development will disturb the existing flood barriers and increase the risk of damage to our property.
2. We are concerned that "cottage style homes" will generate a significant amount of extra traffic in and around the complex.
3. We are concerned that adding a community of "cottage style homes" will decrease property values of standard single-family residences in the neighborhood.
4. It doesn't appear that the design of these cottages are in keeping with current community guidelines, of which all residents are required to follow.

In conclusion, we are not opposed to all new construction in the neighborhood, just those that are a threat to the historic character of the district.

Thank-you for your consideration



Matthew Deyoung



Dan Fischer

From: [Paul Edgar](#)
To: [Paul Edgar - Oregon City](#)
Cc: [Robert M. Lorey - Canemah](#); [Carolyn & Reed Rothschild](#); [Mo Carey](#)
Subject: Oregon City Historic Districts Design Guidelines for New Construction - These guidelines apply to all new construction within the boundary of Canemah National Register Historic District
Date: Wednesday, December 28, 2016 9:34:02 PM
Attachments: [Oregon City Historic Districts Design Guidelines for New Construction.pdf](#)

Good afternoon,

The property owner is seeking design approval for the construction of seven (7) new construction cottage style dwelling units, with adjustments to the front, side, and rear setbacks, in the Canemah Historic District. Please review the project [here](#) and provide comments by January 17, 2017.

COMMENTS DUE BY: January 17, 2017

HEARING BODY: ____Staff Review; ____PC;
__XX_HRB; ____CC Hearing Date: January 24, 2017

FILE # & TYPE: HR 16-09, HR 16-10, HR 16-11, HR 16-12, HR 16-13, and HR 16-14: Historic Review

PLANNER: Trevor Martin, Planner (503)
496-1562

Applicant/Owner Yukari Kubo / Chris Staggs

Request: The applicant is requesting approval for the designs of seven (7) new cottage style homes, with adjustments to the front, side, and rear setbacks, in the Canemah Historic District.

Zoning: R-6 Single-Family Dwelling
District

Location: Properties located in between 502 and 514 4th Ave., Located in the vicinity of 4th Ave. and Miller St. Clackamas County Map 3-1E-01AA-02200, 3-1E-01AA-03600, 3-1E-01AA-03700

Can we as residents of Canemah fit a meeting into our schedule to where we can get together and collaborate on how to technically respond to this plan, that calls for the building of 7 (Seven) cottage houses on the corner of 5th Avenue and Miller Street and a 50' x 100' lot that connects to 4th Avenue.

This is the site that includes a wetlands with water that comes from the historic Canemah Water works.

This area has a history of flooding and a creek from the Wetlands now has a point of collection, sump type area, which was created to carry the water through a pipe from Wetlands to little Coffee Creek.

The water that flows from this Wetlands are considered as "Waters of the State" by Division of State Lands (DSL).

The Wetlands was however never mapped and/or included in our Wetland Inventory by Oregon City, but has now been mapped and delineated by Division of State Lands.

This failure to get this Wetlands Mapped appears to have been just an oversight, because it was included in the Canemah National Register Historic District Nomination Document and other records in Public Works..

A problem exists in that the Division of State Lands has NO setback rules from the delineated boundary of a Wetland, like Oregon City has to protect the water and the natural resource. Because Oregon City does not have it recorded/mapped as a Wetland, there are not set back rules for the developer to comply with.

Therefore the developer wants to create a HOA type special community, packing in these tiny houses within sub-divided parcels, right up to the Wetland Boundary.

Additionally the developer wants to put a Parking Lot on Miller Street, changing how we even treat our historic wagon road streets. We can't have curbs, but can we have a Parking Lot?

Within their proposal, they plan to cut a significant access driveway into the bank on 4th Avenue, that appears to be 12' to 15' deep, to create access to some of these Tiny Houses coming in on the 50' x 100' lot.

This appears to be in violation of the Oregon City Historic Building Guidelines and other environment understanding of what is right in a National Register Historic District.

We just need all of the help we can get to be smart and identify and justify every point that we might list.

We need lots of eyes and knowledgeable people helping us keep Canemah - Canemah and at the same time protect the environment and our quality of life.

Thank you,

Paul Edgar

Written Comments for: File No: HR16-09, HR 16-10, HR 16-11, HR 16-12, HR 16-14

Person Submitting: Clint & Victoria (Tori) Goodwin

502 4th Ave., Oregon City, OR 97045

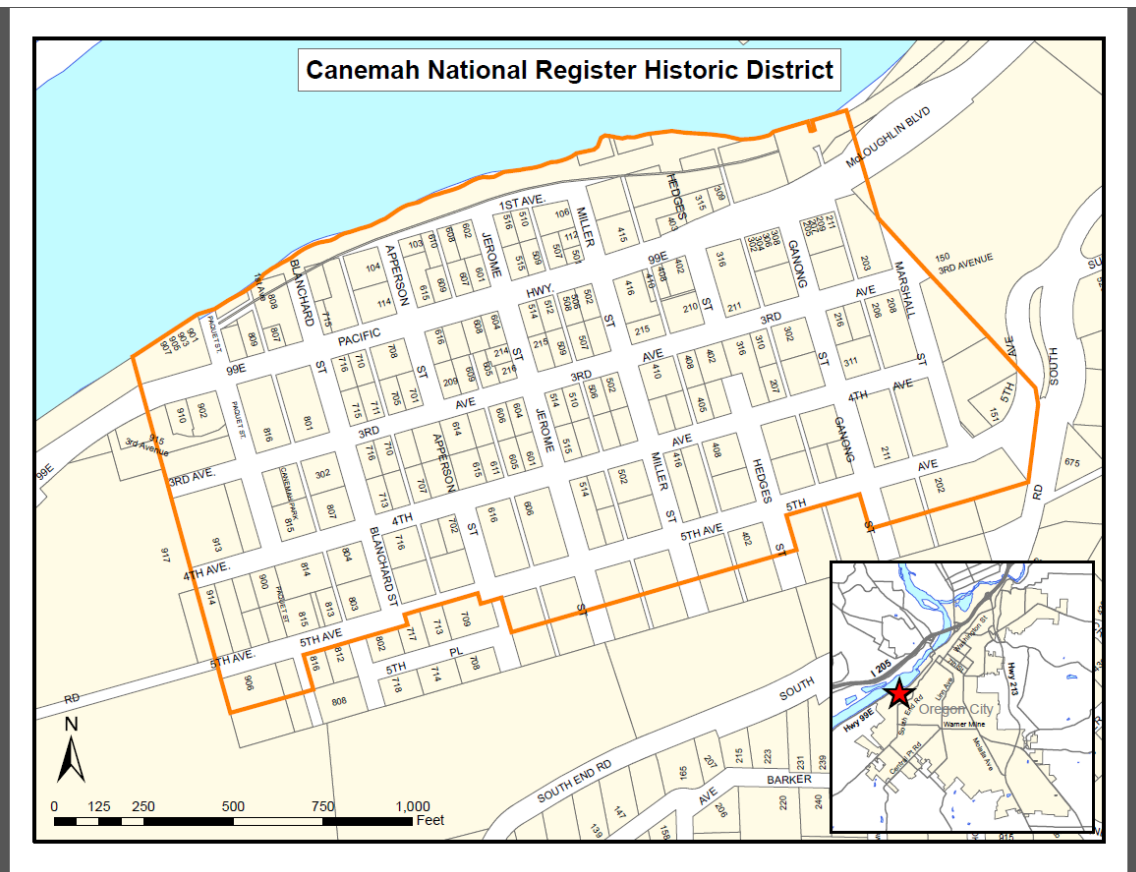
Goodwinx4@yahoo.com

805-423-7371

We live in and own the property on the corner of 4th Ave and Miller. Our property will be surrounded on two sides by Mr. Staggs proposed development. I do not think that Canemah, A Historically Registered Neighborhood, is the place to pilot a cottage home development project. Canemah Historical District is not the place to pioneer a trending modern way of living. We all moved into Canemah knowing we moved into a Historical District, we are to abide by certain restrictions and rules when it comes to our properties. We all knew this upon purchasing our homes and choosing to live here.

Canemah is not the place for an HOA run Cottage Development. When you look at the mapping of Canemah (which you can see below) you will notice that each lot near and around the proposed development has one home on it. Single Family Residence is Canemah. Cottage Homes per OCMC is a multi-family development; this does not respect or keep to the over-all character of our neighborhood. The density of livable structures in this project is seen nowhere else near this proposed project. I understand there are apartments toward the outer boundaries of Canemah. But as I stated before the density of this project is not seen near or around the proposed area of development. And I do understand that certain residences have out-buildings on their property that may create a bit of density; but these are storage and garages, not living quarters. The Cottage Home Development seems to encroach in and on Public Right of Ways. Set backs are important to create.

The beauty and uniqueness of being a Historical District with these established guidelines is that we can continue to grow and build new homes all the while preserving the historical uniqueness that is Canemah. We pride ourselves in the preservation of our history and keeping Canemah unique in its historical regards – not the latest greatest trends.



CITY ORDINANCE

17.62.059 - Cottage housing.

A. Applicability.

These guidelines apply to all cottage developments in any applicable zone within the city. Cottages are considered multi-family development and are subject to all the applicable sections of OCMC 17.62. Site Plan and Design Review and OCMC 17.52 Off Street Parking and Loading. However, this section replaces OCMC 17.62.057—Multifamily. The proposed development shall be processed under the Type II Land Use process and shall remain one lot. Where there is a conflict between these standards and the standards in other chapters, the Cottage Housing standards shall apply.

The pages below are just a few highlights taken from the Guidelines of New Construction Oregon City Historic Districts. I simply highlighted things I feel should be remembered and recognized as you move forward in advising Mr. Staggs and his proposed development.

“New Construction is just that. It is not historic, nor shall it attempt to be historic but rather to stand side by side with existing historic structures in a respectful manner.”

“ A compatible design supports the integrity of the district, while an incompatible and historically inappropriate design diminishes the character of the district.”

(Quotes are taken from the Document : Guidelines of New Construction Oregon City Historic Districts)

C. SITING AND BUILDING FORM

- C-1 Review basic zoning requirements for New Construction for the particular site (R3.5, R6, MUC etc) to understand basic setbacks, lot coverage issues.
- C-2 Review Siting, Building Form Principles and the Specific Historic District from Design Guideline. Note any requirements that are more specific than those found in the basic zoning.
- C-3 Establish the Site Plan and the Overall Building Form. Is the use of the site and the building's placement on the site respectful of its context? Is the size, shape and bulk of the building consistent with the style chosen? Does it complement the neighborhood context? Is there too much 'program' for the site or style?

4. INDIVIDUAL PROPERTIES

There are a variety of ways new construction can occur in relation to an Individual Historic Property. Often it is the result of property division. For small developments the guidelines should apply to adjacent and (as applicable) opposite infill. Larger developments could create 1) an adequate historic resource boundary, 2) develop a buffer zone, or 3) develop an immediate neighborhood of complementary infill. Beyond these areas there can then be more freedom in design, style and materials without causing an adverse effect on the historic property.

A variety of styles may be encountered on individually listed resources. The appropriate style is determined by what is complementary to the existing resource and that provides some variety. Infill at the largest, to be slightly smaller than the historic building and not to over power it. The following considerations, as well as the Character and Element Guidelines, should be addressed in planning and design.

Site

- Establish adequate property boundaries for the historic property with consideration to its use (residence, farm including out-buildings, etc.), existing neighborhood context, other historic resources, site attributes, and visual context. Consult with the State Historic Preservation Office (SHPO).
- Adequate spacing, appropriate setbacks, and landscaping depend greatly on the individual site and the proposed new construction. New infill should respect rather than detract from the historic building and its context. Mitigation is a secondary measure, appropriate program and design is more important. Moving the building is a last resort solution that minimizes the importance of the building's relationship to its site.

Style and Building Form

- For a basis of design choose a new building style that is compatible with the historic building, such as one from its historic period, or one that is often found in conjunction with it in the neighborhood or area.
- Use simple and well proportioned building forms and rooflines, especially at the primary façade and when new is viewed alongside the historic. Avoid complicated, non-rectangular forms, and 'busy' compositions.
- Maintain the approximate historic building roof and floor heights; neither too high nor too low.
- Create an interesting and long lasting design, rather than one that becomes dated in a short time.

Design Composition

- Historic buildings can embrace new construction that has detail and ornamentation if it is used skillfully, systematically, in good proportion, and is not excessive.
- Avoid designing an overly plain, unattractive building with minimal texture.
- Utilize materials and design that conveys a sense of quality and craftsmanship.
- If needing to economize, carefully eliminate less important design features beginning with the least visible sides. Utilize similar economic measures of former builders.

BUNGALOW

The second most common architectural style in Canemah is the Bungalow, built between 1909-1928 in the later portion of the historic period. While many of the homes in this style are located on the river side of McLoughlin Boulevard, others are scattered on the hillside up to 4th Street, but generally on more level lots. Use of this style south of 3rd Street requires analysis of adjacent context houses to ensure necessary variety. Important style characteristics as found on houses in the Canemah District to be used for new construction are noted below.



Built: 1920

CHARACTERISTICS OF THE STYLE

Site

- No uniform front setback; South of 3rd Street: houses may face front or side depending on topography, and may be irregularly situated.
- Lots range from 50x100 to 100x100 and contain a single house.
- Properties edges often not defined; Where fenced, primarily low slat or picket at front with side or partial returns.
- Planting: South of 3rd Street: forest setting, native and ornamental plantings form visual screen and sense of privacy; Elsewhere, lawn, and planted area around buildings.
- House Placement: to suit the existing topography and most level lot portion especially south of 3rd Street
- Retaining walls: stone, mortared or stacked basalt, or concrete south of 3rd Street, especially in proximity with street.
- Garages: Not found historically; informal graveled parking next to street or along house; New garages to be located along side or behind house. Where topography is a concern, locate garage offset from building primary façade, close to street with direct access.
- Accessory Buildings: detached, along side or behind house and located to allow use of particular function.
- Streets: South of 3rd Street: narrow, without curbs or sidewalks; casual pedestrian paths and connecting stairs are encouraged.

RESIDENTIAL BUILDING STYLES

VERNACULAR

In the Canemah Neighborhood the most prevalent extant architectural style is Vernacular, built between 1867-1929. Important style characteristics as found on houses in the Canemah District to be used for new construction are noted below.




Built: 1867

CHARACTERISTICS OF THE STYLE

Site





- No uniform front setback; South of 3rd Street: houses may face front or side depending on topography.
- Lots range from 50x100 to 100x100 and contain a single house.
- Properties edges often not defined; Where fenced, primarily picket or low slat at front with side or partial returns.
- Planting: South of 3rd Street: forest setting, native and ornamental plantings form visual screen and sense of privacy; Elsewhere on the more level portions: lawn and planted area around buildings.
- House Placement: to suit the existing topography and most level lot portion especially south of 3rd Street.
- Retaining walls: stone, mortared or stacked basalt, or concrete south of 3rd Street, especially in proximity with street.
- Garages: Not found historically; informal graveled or paved parking next to street or along house; New garages to be located along side or behind house. Where topography is a concern, locate garage offset from building primary façade, close to street with direct access.
- Accessory Buildings: detached, behind along side of house and located to allow use of particular function.
- Streets: South of 3rd Street: narrow, without curbs or sidewalks; casual pedestrian paths and connecting stairs are encouraged.

BUILDING PLACEMENT	<i>How buildings are located on the site</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Orientation	<p>Locate the primary side and entry of the building facing the public way. Typically, this side is parallel to the street. Maintain similar orientation of neighboring historic buildings.</p> <p>At reverse corner lots [the entry faces the side street on the end of the block], both sides must respect orientation.</p> <p>Canemah on McLoughlin Blvd: Commercial buildings may orient to McLoughlin Blvd, the river, or side street.</p> <p>Canemah, South of 3rd: orientation depends on specific site topography, but generally orthogonal or square to the street.</p>	<p>Skewed and angled building placement</p> <p>Primary building side facing the interior or side lot line</p>
Spacing	<p>Maintain similar spacing to context buildings and the neighborhood.</p> <p>Canemah, South of 3rd: House spacing is more irregular, but privacy is to be maintained. Adjust the siting to preserve mature plantings. Houses closer than 15 feet to the lot line require visual screening from one another.</p> <p>Lot Divisions and Individual Historic Properties: Use spacing of similarly styled and sized historic context buildings.</p> 	<p>Irregularly spaced buildings within a regularly spaced neighborhood context, or regularly spaced buildings within a irregularly spaced neighborhood context</p> <p>Crowded building sites from too large of building or too small of lot dimension</p> <p>Houses spaced tightly together, or disrupting the neighborhood rhythm</p> <p>Spacing that diminishes the historic quality of existing historic resources</p>






I: S

5. CHARACTER GUIDELINES

I: SITE

USE OF SITE	<i>How the site is planned to be used.</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Access	<p>Houses and Commercial buildings to have direct pedestrian access from the public sidewalk street to the main entry.</p> <p>Typically, the shortest path, unless topographic considerations</p> <p>Vehicle access to be along side of building, at rear or from alley</p> 	<p>Lack of sidewalk to main entry, circuitous path. Vehicle drive in front of primary façade</p> 
Building to Open Area	<p>Lot Coverage: Houses to cover less than half a typical lot.</p> <p>Commercial buildings can cover most of a lot; 20% Landscape area requirement may be reduced upon approval by HRB.</p> 	<p>Residences with R3.5 or R6 zoning of more than 40% lot coverage</p> <p>Canemah: Residences with R2 zoning of more than 40% lot coverage</p> <p>Canemah South of 3rd: Residences on lots of 5,000 square feet or less with R6 zoning: More than 30% lot coverage</p> 

II BUILDING FORM *continued*

MASS & BULK	<i>A measure of the overall size of the building.</i>	
ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
Context Scale	<p>Context scale is the relative or apparent size of the building in relation to its neighbors and includes siting and use.</p> 	<p>Buildings out of scale to their context or use</p> 
Volumes	<p>Residential buildings incorporated space within the roofline [a half story] and the basement for added space.</p> <p>McLoughlin Commercial Style buildings on 7th Street from Center to John Q. Adams: dense building along this historic commercial corridor is appropriate. Respect massing and scale of IOOF Hall and Fire Station</p> <p>Canemah: maintain historic residential massing.</p> <p>Non rectangular volumes are more difficult to integrate into historic styles</p>  	<p>Buildings with excessive mass for the style chosen or neighborhood in which located</p> <p>Long, uninterrupted wall planes facing the public way; utilize projections, recesses or wall elements to breakup such planes</p> 

IV PUBLIC IMPROVEMENTS, UTILITIES

Improvements in the public right of way

Utilities and related equipment

ASPECT	PRINCIPLE — GOOD EXAMPLE	NOT ALLOWED
STYLE	<p>Construction to complement the nature of the historic district, but flexibility is necessary to allow a system wide approach, parts standardization and use of available materials.</p> <p>New utility work to be minimized in appearance.</p> <p>Support pedestrian use and scale.</p> 	<p>Visible 'high tech' installations</p> <p>Insertion of stylistic elements and systems that do not complement the district</p> <p>The Guideline appreciate that there is necessary public safety and engineering work that may be difficult to alter; Installations should follow the guidelines as possible, often simple measures can reduce an adverse impact; Review with City design staff and HRB</p>
DESIGN	<p>For visible features, use design that was typical or similar to that of the historic period; where unable, screen or cover the installation in an historically appropriate manner.</p> <p>Construction to not significantly alter the district's built pattern.</p> <p>Locate equipment away from primary views to maximum extent practicable.</p> <p>Utilize landscape or fabricated screening to minimize disruptive appearance.</p> <p>Minimize street signage as allowable by codes.</p> 	<p>Construction out of scale with the district</p> <p>Street, sidewalk, stairs, walls that significantly alter the historic pattern and dimension of the district.</p> <p>Modern details and construction in visible locations unless screened or appearance mitigated.</p> <p>Excessive regrading or removal of vegetation that adversely affects the historic context of the district and surrounding area without mitigation</p>
MATERIALS	<p>Materials and Products For Visible Features: Use those that were typical of the historic period or those that offer a similar appearance. Use of stone, concrete, wood and metal in finishes and textures similar to that of the historic period is most appropriate.</p> 	<p>Obvious synthetic materials, non historic finishes or colors.</p> <p>Historic materials used in ways not found in the district</p> <p>Bright stainless, galvanized, aluminum, exposed aggregate concrete, other non historic finishes</p> 