

EXHIBIT G-3-21
LU 13-0012

From: Nancy Tongue [<mailto:nancpaint@gmail.com>]
Sent: Friday, December 13, 2013 11:43 AM
To: Hamilton, Leslie; Schneider, Catherine
Subject: Carmen House

Dear Leslie, Catherine and LO Planning Dept,
I urge you in the strongest possible terms to preserve the Waters Carmen House. It is an incredibly significant, historic house; not only to Lake Oswego, but to the state of Oregon. Please look at every option to preserve this house!

Thank-you,
Nancy Tongue
Lake Oswego native and past president of Oswego Heritage Council
and husband, John Tongue md

RE: LU13-0012

As we all realize, this is an issue that involves both heartstrings and purse strings. I believe that the City ought to preserve the 1855 Carman House for the public good and let me tell you why:

1. It remains the oldest house in our community today.
2. It's one of a scarce number of such houses in Oregon. Research conducted by Restore Oregon shows that demolition of these Willamette Valley structures has resulted in losses that bring us down to just 5% the homes and homesteads that were standing in 1865.
3. It's the only house we still have that dates back to the federal Donation Land Claim Act passed in 1850 as a means to lure settlers to the Oregon Territory.
4. Of the 43 homes on the City's Landmark List, this is, historically, the most significant to the community.
5. Waters Carman was a pioneer who contributed greatly to the early development of the area.
6. The house was one of the earliest homes built in Oswego.

At the same time, I'm sensitive and sympathetic to the owners' right to realize some economic value from their property. Knowing that the public hearing process is inherently adversarial, I contacted the owners, through their attorney, months ago. I offered to sit down around a table and talk about scenarios that include retention of the house and to discuss benefits of which they may not be aware. My hope all along has been to find a solution that works for both sides. I'm still very interested in having that conversation.

On August 7, 1979 an article was published in the *Oregonian* entitled, "Homestead Stays; Family Goes." It states, "Dick Wilmot has obtained approval for the 51-unit Pony Hill condominium project on his land adjacent to the Mountain Park development, but he is planning to donate the wood-frame house and about one-half acre to an appropriate historical or governmental body for preservation." Richard Wilmot clearly understood and appreciated the historic significance of the Carman House to the community. Tonight I am asking you to grant the opportunity to honor his wish.

As long as the Carman House still stands, the options for a solution that balance development with preservation exist. On the other hand, there is only one chance to make the decision to demolish this historic structure and that decision is made, not only for the community today, but for our children and all who come after us. Please uphold the decision of the Historic Resources Advisory Board and deny LU13-0012 so we'll have enough time to work together to craft a win-win solution.

Thank you.

Marylou Colver, 68 Leonard Street, Lake Oswego 97034



Architectural Heritage Center
701 SE Grand Avenue
Portland, OR 97214
503 231-7264
503 231-7311 fax
www.VisitAHC.org



December 16, 2013

To: City of Lake Oswego Planning Division

Re: LU13-0012

Request to Remove Historic Landmark Designation from the Carman House

In August, we submitted a letter of concern and opposition to the proposed removal of the Local Landmark designation from the historic Carman House (attached.) *We oppose the continued proposal to remove the historic designation from the Carman House and to create a new historic designation for a portion of the land on which the house is located.*

We understand that the Oregon State Historic Preservation Office has clarified in communications with you, that the right to object to the designation died with the owners at the time of designation. Therefore, the current owners cannot use the owner-consent rule at this time, for removal of the designation.

We maintain our opposition to the Carman House proposal and ask that the request be denied.

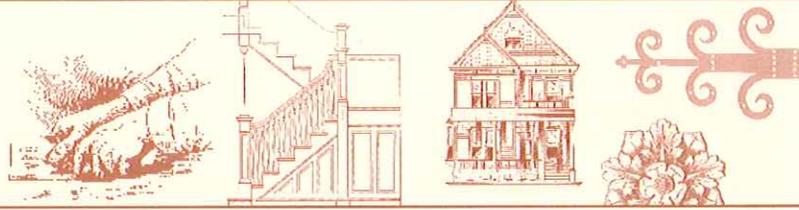
Sincerely,

A handwritten signature in black ink that reads "Cathy Galbraith".

Cathy Galbraith, Executive Director



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August 13, 2013

To: City of Lake Oswego Planning Division
Re: LU13-0012

Request to Remove Historic Landmark Designation from the Carman House

The Bosco-Milligan Foundation is the Metro area's largest and most active historic preservation education and advocacy organization. We own and operate the Architectural Heritage Center in Portland and are often asked to review and comment on proposals throughout our region that would impact our irreplaceable historic building resources. We *oppose the current proposal to remove the historic designation from the Carman House and to create a new historic designation for a portion of the land on which the house is located.*

The Carman House is one of the oldest standing houses in all of Oregon – very few houses remain standing from prior to Oregon statehood. It is also clear that the house and its property are historically significant for their connection to the pioneering Carman family. Since the associated Carman Barn was lost to a fire in 1991, it is all the more important to maintain the historic landmark status of the Carman House and its property.

In addition, the request to create a historic designation on a portion of the property on which the Carman House currently sits would be artificial and would diminish the status of any property designated as a historic landmark. As the staff report proves and acknowledges, the house and its grounds are of true historic significance. To re-draw the boundaries of what is and what is not historic completely ignores the real history of the property in question; it would irretrievably damage what remains of Lake Oswego's pioneer heritage all for the sake of convenience to the property owner.

We fully understand the desires of property owners to make the most out of their investment, but in this instance the removal of a historic designation and the creation of an artificial designation in its place, would lead to not only the loss of a significant historic resource for Lake Oswego, but also a loss of integrity to the historic landmarks system. We therefore reiterate our opposition to the Carman House proposal and ask that the request be denied.

Sincerely,

Cathy Galbraith, Executive Director

EXHIBIT G-3-24 IS NOT INCLUDED (EX-PARTE CONTACT)

TO: Members of the City Council
FROM: Wilma McNulty *wmcy*
4100 Coltsfoot Lane, Lake Oswego, OR 97035
SUBJECT: LU 13-0012, Carman House historic designation
DATE: December 17, 2013

RECEIVED
DEC 17 2013
City of Lake Oswego
Community Development Dept.

RECOMMENDATION: For a specific period of time, to be determined by Council, I oppose the request to remove the historic landmark designation on the Carman House and its surrounding grounds.

I have started this testimony several times but it never quite represented ^{what} ~~that~~ I want to say. Since we are now "down to the wire" here goes the last attempt.

When we moved to the above address in 1986 there were 25 acres of spectacular historic rural landscape immediately to the south of our home. The Carman Farmstead was clearly visible. Despite the efforts of a fledging land trust (now joined with Columbia Land Trust) to save the Pfeifer Farm, its development plus the Casebeer property led to the further "city-fying" into what is now Carman Ridge residences.

Only the Carman House and small garden-grounds remained..

Except for the extremely popular Luscher Farm, Lake Oswego's rural history has largely been devalued and erased over the years in favor of the built environment.

Now, before you is the fate of this, the LAST remnant, the Carman Farmstead. After reading many pages of the record I have tried to look at the situation from many perspectives.

My conclusions are as follows:

1. For many reasons, this is a very complicated situation.
It involves :
feelings and wishes of the owners, emotions, sentiments, historic perspectives, financial realities, and potential loss of THE last piece of our intact rural history along with apathy about this property and its historic designation .
2. Few people are even aware of the existence of the Carman house and the history of Waters Carman and his family's many contributions to the City of Lake Oswego.

3. There is no ground swell of what could be considered Friends of the Carman House. No financial support for such a group (at this time)

My "druthers" if I were queen in control:

1. Spend whatever it takes and restore the Carman House with modern enhancements allowed under the historic designation.
2. Create a volunteer-run community garden in the land left around the house.
3. One or two days each year the home would be staffed with volunteer period – costumed persons and open to the public.

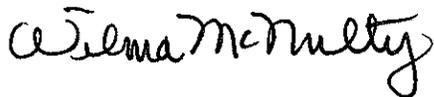
Lacking queen status, I recommend:

1. Retain historic designation for a specific period of time in keeping with No. 2 which follows.
2. Task the HRAB with securing a grant or grants to completely catalog and photo, etc. the Carman House so that it could either be restored or a replica made with modern enhancements at a future time.
3. Inviting all citizens to weigh in on this, including making it a project for school children to add their valued thoughts, values, dreams on the Carman Home and grounds. This is a CITY-WIDE historic resource.

IF , in a reasonable time frame, all these efforts to save the Carman Home fail it should be allowed to shed its protective historic status and be sold off for what the zoning would allow. We can't be a dog in the manger.

However, it would be our City's loss.

Hopefully but not too,



Wilma McNulty

P.S. Think of the decision on the Smelter. Would just a plaque be our choice with the smelter allowed to fall down?

December 17, 2013

Attn. City Planner Leslie Hamilton
Lake Oswego City Council and
Mayor Kent Studebaker

Re: LU 13-0012

Mayor Studebaker and City Council members:

This evening the City Council holds the fate of Lake Oswego's oldest house in its hands. The 1850s Carman House is a rare survivor of Oregon's Territorial Era. Not only is it our oldest house, it is one of a dwindling number of Territorial Era houses left in Oregon.

As a homeowner myself, I am respectful of individual property rights, but I also place a high value on living in a community that protects its heritage. Oregon Revised Statute 358.475 states, "Oregon historic preservation incentive programs...create a positive partnership between the public good and private property that promotes economic development; tourism; energy and resource conservation; sustainability; neighborhood, downtown and rural revitalization; efficient use of public infrastructure; **and** civic pride in our shared historical and cultural foundations."

The Carman House is not just any old house. References to the house and family are woven through Lake Oswego's history. Demolition of the house would be particularly devastating for the Lake Grove area, which has very little left in the way of historic landmarks. The number of houses on the City's Landmark Designation List has dwindled from 60 to 43.

Due to its age, the Carman House is also an archaeological site. A domestic dwelling of this age has buried features such as privies, wells and cellars, which are protected under Oregon State laws. Even if the house were demolished or moved, the property would still be an archaeological site. Oregon state law requires archaeology to mitigate the impact of any development on such underground resources.

Options other than demolition are available to the members of the Wilmot Trust, if only they will agree to sit down and talk with those who are willing

to find a solution that would be in the interests of both the property owners and the community. Among other things, the state offers incentives to homeowners who maintain and rehabilitate historic properties.

The City's Historic Resources Advisory Board has carefully weighed the evidence before voting to deny the request to remove the historic designation from the Carman property.

I urge the Council to heed the decision of the Advisory Board. The City's status as a Certified Local Government (CLG) requires that "in hearing appeals of controversial decisions, the elected body respects the expertise of its landmarks commission [HRAB] and gives due consideration to historic values in rendering its decision."

Sincerely,
Susanna Campbell Kuo
15 Cellini Court
Lake Oswego, OR 97035