

City of Oregon City Planning Dept

September 17, 2018

Attn: Kelly Reid

RE: New single family residence and detached garage/ ADU to be located at vacant lot between 4<sup>th</sup> and 5<sup>th</sup> Ave off Apperson St. Parcel number 3-1E-01AA-02602.

Kelly,

The following changes were made to the design presented at the August Historic Review Board meeting in response to the comments received from the Board for the proposed Schademan Residence.

1. The first story porch was pulled 2' further forward to allow the upper floor to be tucked more into the roof form consistent with craftsman style architecture.
2. The open second story porch has been turned into an enclosed "sleeping porch" with wraparound casement windows which is a more typical craftsman form.
3. Both ends of the main level porch roof have been hipped to give a more horizontal emphasis to the overall building massing.

The proposed design for this home is an "Alternative Design" based on the Canemah Historic District Design Guidelines, since it falls outside the prescriptive "safe harbor" design for this site, which would dictate a simple vernacular style home.

The proposed craftsman bungalow design is a typology allowed within the Canemah Historic District, although discouraged south of 3<sup>rd</sup> St due to the steep slopes typical in this area to fit better within the topography. This site; however, has a relatively level building area which allows for the proposed horizontal bungalow design and detached garage proposed which helps to keep the overall scale of the development small.

The proposed design will also bring some diversity to the immediate neighborhood while being historically compatible with the overall district. This site is in a diluted portion of the Canemah Historic District dominated by non-contributing mid to late 20<sup>th</sup> century homes. The proposed design will be compatible with the Historic District, yet remain discernable as a contemporary addition.

The Design Guidelines call for Bungalows to be 1 ½ stories in height, but the desire for a small home with an economical footprint has pushed this up slightly higher than a traditional 1 ½ story structure with 4' upper level walls. The second floor is proposed to have 7' high walls and partially vaulted ceilings rather than typical 8' or 9' high walls to keep the overall horizontal/

# **AISELIN ARCHITECTS, P.C.**

1307 Seventh Street Oregon City, OR 97045 p: 503-656-1942 f: 503-656-0658

vertical massing within the prescribed ratio in the Design Guidelines for Bungalow style homes. An alternative would have been to pursue a popular “Airplane Bungalow” design popular in the the 1910s-1920’s with a full second story nested above the first floor, but the Owner’s desire for a small home precluded this.

Below are several examples of two story craftsman bungalow style homes constructed between 1905 and 1922. The massing, articulation and design elements found in these examples are similar to the proposed design.



Portland, OR



# **iAISELIN ARCHITECTS, P.C.**

1307 Seventh Street Oregon City, OR 97045 p: 503-656-1942 f: 503-656-0658

McMinnville, OR



Corvallis, OR



Portland, OR

# **iA** ISELIN ARCHITECTS, P.C.

1307 Seventh Street Oregon City, OR 97045 p: 503-656-1942 f: 503-656-0658



Benton County, OR



Portland, OR

# **iA** ISELIN ARCHITECTS, P.C.

1307 Seventh Street Oregon City, OR 97045 p: 503-656-1942 f: 503-656-0658



Bend, OR



Pasadena, CA