

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

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

City of Oregon City Planning Dept

June 18, 2018

Attn: Christina Robertson- Gardiner

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, response to preliminary design advice from May 2018

Christina,

In response to the preliminary design advice offered by the Historic Review Board at the May 2018 meeting the following revisions are being proposed for consideration.

The building has been simplified with the shed dormer originally proposed at the stairwell removed and the gable roofs on the house and detached garage/ ADU replaced with lower pitched hip roofs.

These modifications achieve the required height to width ratio for bungalow style homes in the Canemah Historic District.

Further horizontal emphasis is achieved through replacement of the traditional guardrails on the porches with framed half walls and changing the lap siding at the upper level to shingle siding.

No changes to the plan are proposed in conjunction with these elevation changes from what was initially submitted.

Thank you for your assistance,



**CODE RESPONSES: Provide a response to each of the review criteria below:**

**Describe the value and significance of the historic site;**

The site is located within the Canemah Historic District. Nearby homes located at 606, 702 and 707 4<sup>th</sup> Ave and home at 803 5<sup>th</sup> Ave are all designated historic landmarks.

**Describe the physical condition of the historic site;**

The proposed building site is steeply sloping from 5<sup>th</sup> Ave with a relatively level area for building at the lower portion of the property. Sanborn maps up to 1925 were reviewed and no structures were shown on this property, but there is evidence that the site may have had a small structure at the proposed building area in the past.

Homes located at 606, 702 and 705 4<sup>th</sup> Ave and 803 5<sup>th</sup> Ave were all simple vernacular style homes constructed prior to 1900. See attached photos.

**Describe the general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;**

The proposed design of the new home and garage have a modified bungalow design. This style was selected to clearly differentiate this new home from the original earlier vernacular homes in the immediate neighborhood. The structures have a lower pitch roof than the typical vernacular style homes with a full width front porch, shed dormers and a more horizontal emphasis.

**Describe pertinent aesthetic factors**

The proposed buildings have a more horizontal emphasis than the more predominant vernacular style buildings in the neighborhood. The large overhangs, wide barge boards, exposed rafter tails and shallower roof pitches combined with the shed dormers are being used to create a modified bungalow design.

Bungalow style homes in Canemah are typically 1- 1 ½ stories constructed on the more level lots. This was associated with the building boom of the 1920's in this area. Nationwide there was a greater variety of the Bungalow style constructed between 1910's-1930's including hillside homes and 2 story variations. The craftsman style elements typically found in these homes; including bracketed gable ends, boxed porch columns and wide profile trim at openings have been incorporated into the proposed design.

The garage/ studio apartment building is smaller and subservient to the primary home to be consistent with the historic development pattern in the neighborhood. Contemporary building materials will be utilized in a manner to replicate historic building materials.

### **Describe the economic, social, environmental and energy consequences of your project**

The proposed infill development will utilize the existing City infrastructure and increase the overall density of the Canemah neighborhood in a manner consistent with the original plat and existing development patterns within the historic district. As a new single family home the impact on the transportation, sewer, and water infrastructure will be minimal. The proposed structures have been sited to work with the existing topography, take advantage of views and allow for controlled storm water runoff. No natural resource areas have been identified on the property and the proposed development has been deemed safe by the geo-technical engineers and geologists retained by the Owner.

The new home will be constructed to the current Oregon State Energy Code ensuring that the home will be at least 20% more energy efficient than homes built 10 years ago and vastly more efficient than homes constructed with no insulation and site built, single pane windows more than 100 years ago.

### **Design Guidelines for Alterations and Additions Secretary of Interiors Standards for Rehabilitation**

#### **Describe how your project accomplishes the following:**

*1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The original plat for this area was done with the intent that this be a residential neighborhood. This new single family home with detached garage is consistent with the original intent of the neighborhood and compatible with the surrounding land use.

*2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of this property is open space within an established residential neighborhood. This particular site is a defacto flag lot due to the unimproved street frontages on 3 sides of the property. The new buildings will be a compatible addition to the residential neighborhood, but will not be visible from any improved right of way.

*3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The development of this site with the proposed modified bungalow buildings will differentiate it from the neighboring vernacular style historic homes constructed between 1865 and 1900. The use of contemporary materials to match the detailing common in the 1910's-20's will avoid any false sense of historical development.

*4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

There are no portions of the property that have acquired historic significance in their own right over time.

*5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

There is no existing structure on the property. Criterion does not apply.

*6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

There is no existing structure on the property. Criterion does not apply.

*7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

There is no existing structure on the property. Criterion does not apply.

*8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No archeological resources are known on the site. The Tribes will be notified of this proposed land use and will likely be identified as a possible archeological site. The site will be monitored during construction by the developer and If resources are discovered SHPO will be notified and resources will be protected and preserved in place to the extent possible

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

There is no existing structure on the property. Criterion does not apply.

*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

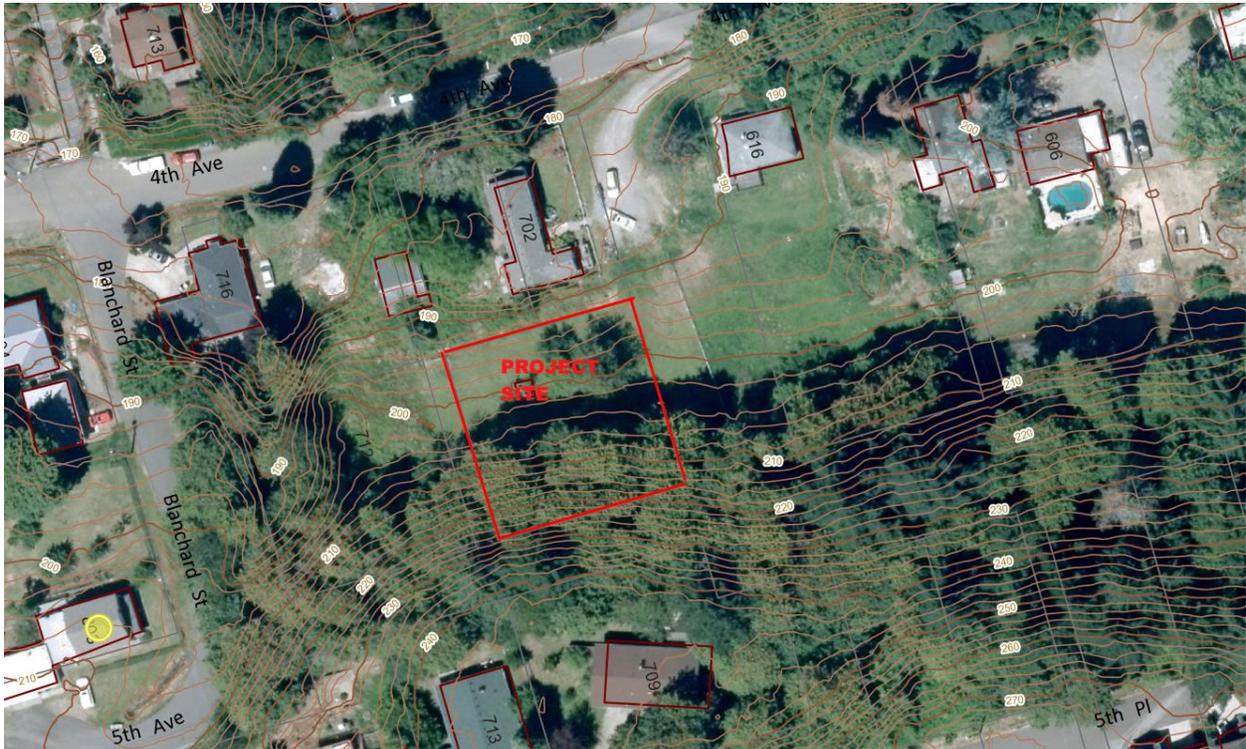
The new development proposed does not include any additions or alterations to the existing historic resource. The new construction is more than 100' from any designated historic structure and will only

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be minimally visible from any improved right of ways. It will have no impact on the existing landmarks in the proximity.

## **PHOTOS**



Aerial from Oregon City GIS

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616 4<sup>th</sup> Ave- New home will share driveway off 4<sup>th</sup> Ave



702 4<sup>th</sup> Ave- A.E. Davis Hous (c. 1885) Southwest of project site

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712 4<sup>th</sup> Ave- New home to Southwest of project site



803 5<sup>th</sup> Ave- Edward and LC Nuttal House (c. 1895) South of project site

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707 4<sup>th</sup> Ave- George and Marsha Draper House (c. 1876) Across 4<sup>th</sup> Ave from Project site.



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NOT FOR  
PRELIMINARY  
CONSTRUCTION



**FRONT ELEVATION - HOUSE AND GARAGE**

1/4" = 1'-0"



**RIGHT SIDE ELEVATION - HOUSE**

1/4" = 1'-0"



**LEFT SIDE ELEVATION - HOUSE**

1/4" = 1'-0"

New Home and Detached Garage/ADU for  
**Karen and Morris Schademan**

5th Ave and Apperson St  
Oregon City, OR 97045

PROJ. NO. : 1773  
FILE : A-ELV  
DATE : 6/12/18

SHEET #

**A2.1**

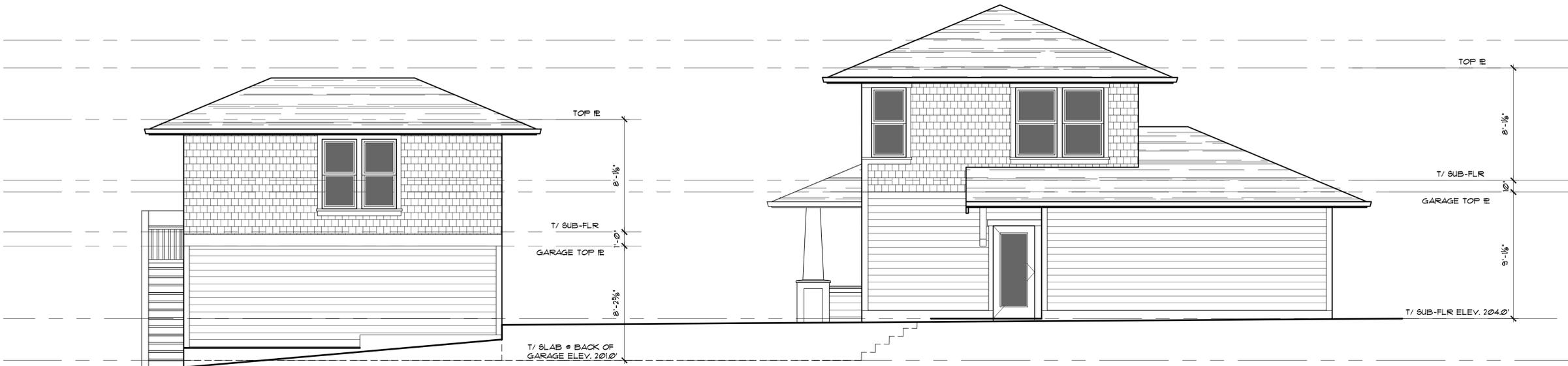
PRELIM ELEVATIONS



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REAR ELEVATION - GARAGE AND HOUSE

1/4" = 1'-0"



RIGHT SIDE ELEVATION - GARAGE

1/4" = 1'-0"



LEFT SIDE ELEVATION - GARAGE

1/4" = 1'-0"



RIGHT SIDE ELEVATION - GARAGE W/PENT ROOF

1/4" = 1'-0"



LEFT SIDE ELEVATION - GARAGE W/ PENT ROOF

1/4" = 1'-0"

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**A2.2**

PRELIM ELEVATIONS





F. & A. STURGES  
HOUSE



## Building Form

- Building form is difficult to modify for additions, but has versatile floor plan.
- More emphasis on the horizontal than Vernacular; this extends into porch, dormer and window design; more 'ground hugging'.
- Shape: floor plans are either rectangular, or square
- Height: One, or more often one-and-a-half stories high; possible basement.
- Proportions: Height to width approximately 1:1½; Height to Depth: 1: no more than 2 for main building portion not including front porch.
- Roof: Low-pitched (6:12 minimum) gable roof; front or side facing.
- Bays: possible single story, cantilevered, and rectangular located on side of house.
- Porch: Prominent front porch, roof supported with simple posts (less bulky than in McLoughlin); roof often continues down to create cover over porch; at main story only.



Built: 1916



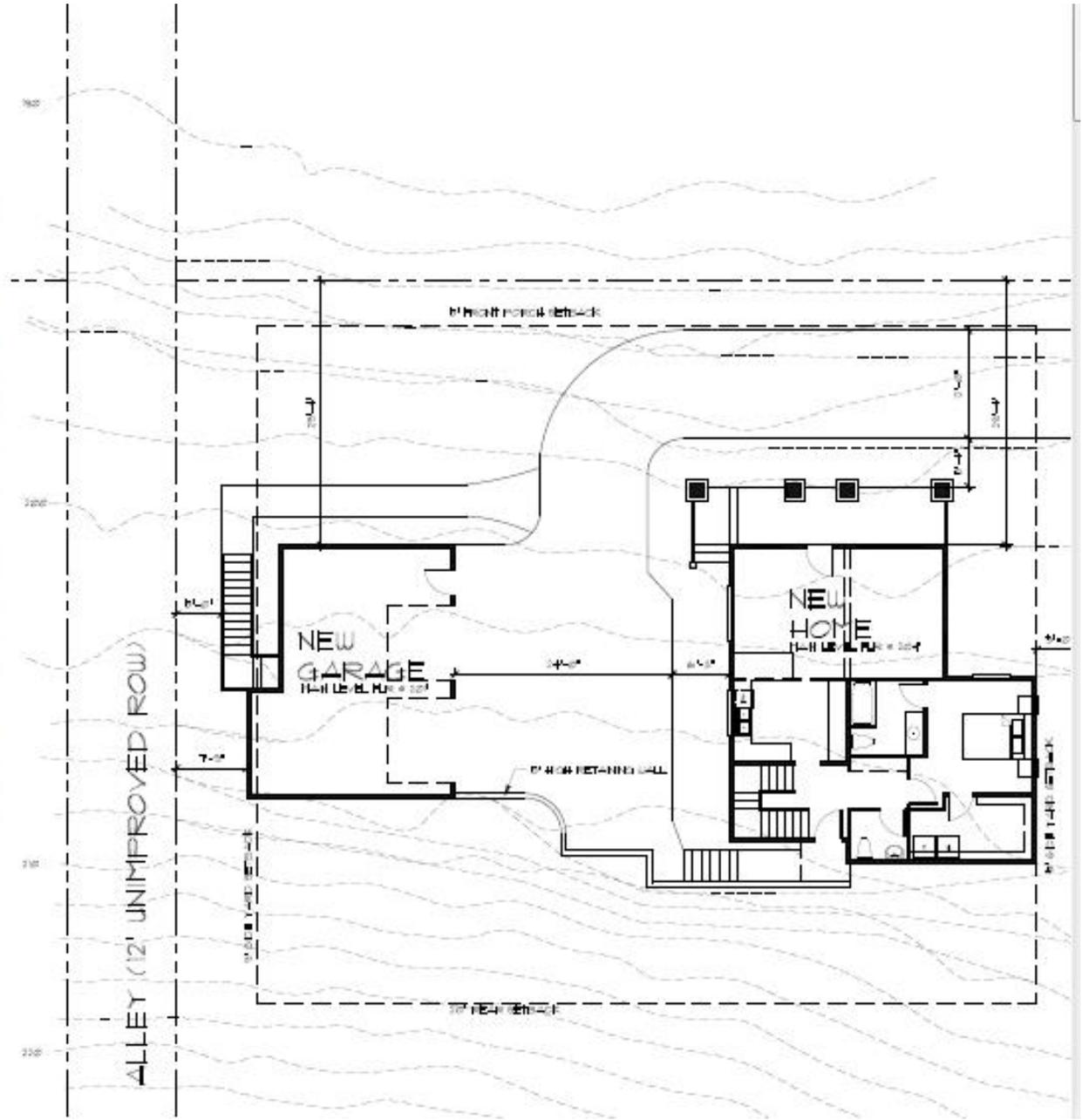
Built: 1913

## Design Composition

- Front façade can be symmetrical or asymmetrical
- Porch: full, not typically wrap-around front porches.
- Roof Overhang: wide, over-hanging eaves and exposed rafter tails; decorative knee brackets under eaves.
- Dormers: single front facing; with lower slope gable or shed roofs
- Chimneys: at interior or projecting on side of house, usually brick.
- Siding: horizontal board siding; typically bevel profile (occasionally shiplap), shingle siding; or a combination, such as horizontal boards on the first floor with shingles on the second floor, or just in the gable or dormer.
- Windows: double-hung; 1:1; large fixed window flanked by two smaller double-hung windows.
- Windows At Dormers: smaller, often grouped at shed dormers; fixed or casement style where smaller.
- Finishes: generally earth tones; no white doors or windows.



VICINITY MAP





**Schademan Residence**

Project # 1773

Iselln Architects, PC

May Design Advice



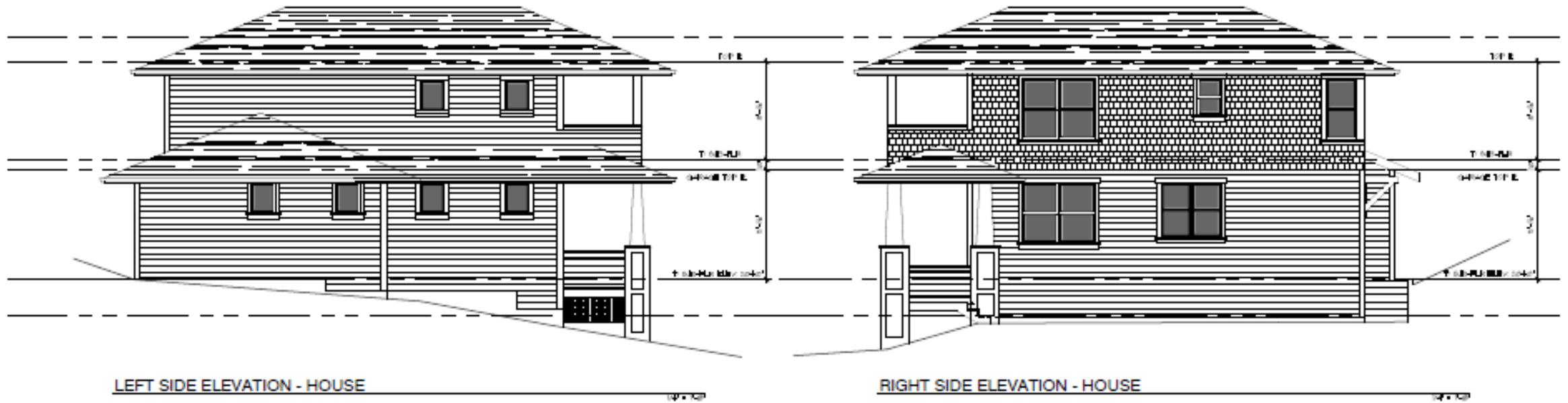
May Design Advice



LEFT SIDE ELEVATION - GARAGE



June Revised Drawings



June Revised Drawings

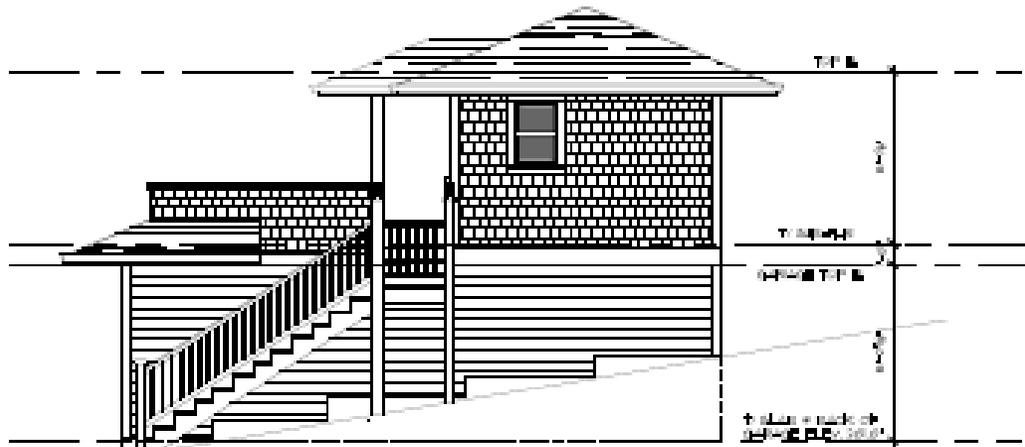
REAR ELEVATION - GARAGE AND HOUSE



RIGHT SIDE ELEVATION - GARAGE



LEFT SIDE ELEVATION - GARAGE



RIGHT SIDE ELEVATION - GARAGE W/PENT ROOF



LEFT SIDE ELEVATION - GARAGE W/ PENT ROOF



Example of architectural features found in Oregon City (Mcloughlin Conservation District)