

JOHN W. FINKLEA

• ARCHITECT •

104 N First St • Suite 6 • Silverton, Oregon 97381 • 503-248-0617 • John@JohnWFinklea.com

City of Oregon City - Historic & Development Review.

PROJECT: Four detached residential townhouse units

ADDRESS: Not assigned

TAX LOT: 2-2E-31DA-10900

TAX MAP: 22E31DA

SUBDIVISION: Clackamas County Addition

NEIGHBORHOOD ASSOCIATION: McLoughlin N.A.

ZONING: MUC 1

SITE AREA: 20,274 SF

Narative

August 20 2018

The project is 4 separate townhouses located on a sloped vacant lot bounded by 5th St and J.Q. Adams St. on the East Corner, an unimproved lot on the southwest side and a one story commercial building on the Northwest corner. J.Q. Adams is an unimproved right of way beginning at 5th St. heading Southwest along the elevation transition. The area has been allowed to grow wild and consists of brush, indigenous flowers and ground cover and various size trees .

The neighborhood consists mostly of mid twentieth century smaller and medium size homes with modest detailing typical of that time period. Covered porches, small scale columns, cornice detailing and window treatment including casings, stools and aprons. The majority of the homes are built in what is referred to as the 'vernacular style' The proposed projects includes many of these elements as well as have more contemporary

aspects such as a higher window ratio and greater floor to floor heights. The design is intended to respect the modest and relatively subtle elements of the existing homes.

Each house will consist of approximately 1,500sf of living space, an unfinished area of approximately 200sf on the ground floor and a two car tandem garage. The living area is on the upper level with the bedrooms on the midlevel. The stairs are all inside the structure both for design and safety. If possible there will be minimal retainage along the South side of the structures to provide for natural light into the lower level via windows. This will be dependent on the geologic report and the final finish floor elevation of the structures.

The massing and elements of design borrow from the Queen Anne and Queen Anne Vernacular which typically has a taller more vertical massing and on the entry facade utilizing narrow full height elements to accent the windows and certain typical design details and elements. The buildable area for each home is small and the structures will be a smaller footprint and scale than the usual Queen Anne expression. Due to the long narrow site with the narrow dimension facing S. 5th St only one residence will have a direct pedestrian approach from the street. This residence will be designed to have the front door and entry porch facing 5th and will have added design features on the East façade.

The site is at the transition between two plateaus with an average 20% slope increasing as the site meets J.Q. Adams St. which has a steep rise from 5th St to 4th St. and beyond. A 6' wide paved pedestrian path has been constructed on the Southeast half of the street right-of-way which is 60' wide. The centerline of the path from the rear lot line of the property varies along a large curve from 40' to 45' from the project's South property line with unmanaged brush and trees throughout the area on both sides of the path. Due to the density of the vegetation there is not view from the path to the North. The path varies from 20' to 30' above the ground level of the townhomes. Although we are requesting a reduction in the rear yard setback the impact will be negligible as the setback reduction is to gain adequate access width and not additional elevation for the structures.

The impervious area exceeds 5,000 sf and will be required to follow the guidelines and regulations in chapter 13.12 – Stormwater Management, of the Oregon City Code of Ordinances. The system will be engineered to comply with the Ordinance. There is a stormwater line on 5th St that is the intended receptor for the storm water from the site.

A geologic al review of the site has not been completed but issues with the slope and underlying soil are not expected.

END OF PRELIMINARY NARATIVE.