

Historic Review

9712 SE Cambridge Lane, Milwaukie, Oregon 97222

Preface

The Jarman House is a prominent local landmark. Its significance is due both to the architecture by Richard Sundeleaf and the importance of the original owner to local history. I was employed by Richard Sundeleaf for several years before he retired. I was instrumental in preserving many of his drawings and papers in the Special Collections Library at the University of Oregon, his alma mater. I grew up in two of his houses. Over my 40 year architectural career, I have designed additions and overseen restoration of many of his homes. I have fought for preservation and documentation of his designs where preservation was not possible. I am also his granddaughter.

I learned from him that the site is paramount, the client essential, and every building should be designed as a complete composition. Additions to an existing structure should be a harmonious contribution to the original composition. Because of this experience, some of my opinions about the design of the addition, as it pertains to the historic review of the proposal, are different than the opinions of the City's consultant.

19.403. Historic Preservation Overlay Zone HP

19.403.1. Purpose.

The intent and purpose of this section is to promote the general welfare by providing for the identification, protection, enhancement, perpetuation, and use of sites, structures, districts, objects, and buildings within the City that reflect the City's unique architectural, archaeological, and historical heritage, and to facilitate preservation of such properties in order to:

A.

Safeguard the City's heritage as embodied and reflected in such resources;

B.

Encourage public knowledge, understanding, and appreciation of the City's history and culture;

C.

Foster community and neighborhood pride and sense of identity based on recognition and use of cultural resources;

D.

Promote the enjoyment and use of cultural resources appropriate for the education and recreation of the people of the City;

E.

Preserve diverse and significant architectural styles reflecting phases of the City's history, and encourage complementary design and construction relative to cultural resources;

F.

Enhance property value and increase economic and financial benefits to the City and its residents;

G.

Identify and resolve conflicts between the preservation of cultural resources and alternative land uses;

H.

Integrate the management of cultural resources and relevant data into public and private land management and development processes; and

I.

Implement the goals and policies of the Comprehensive Plan.

Under 19.403.1 Purpose, it is stated that the code exists to provide for “the enhancement, perpetuation, and use of sites and structures”. It also states under subsection E, that the code should “encourage complimentary design and construction relative to cultural resources”. Under subsection F, it states that the code should “enhance property value and increase economic and financial benefits to the City and its residents”.

The Jarman house was constructed in 1941. It has had two major exterior additions since that time. One is the library extension to the east. The other is the large patio cover added to the south porch. I believe these were both done in 1996. Neither of these additions went through a historic review process. In the interior of the house, the upstairs baths have new finishes, and the kitchen has been redone within the existing footprint. Otherwise, the house is largely unchanged since its construction.

The current kitchen is very small by today’s standards. Only the servant’s bath in the upstairs hall has a bathtub. This tub is less than 4’ long and has legal headroom for less than 24” of its length. The existing garage is too small to fit many of today’s cars. The laundry room is in the basement and accessed via the servants’ stairs.

The proposed addition will bring the house up to the standards of today for comfort and gracious living. Great care was taken in the design to respect the massing, connection to the site, architectural details, scale, and harmony of the original. The addition maintains the design concept of a simple low ridged link to a separate garage mass to the west of the large central building block. Because this new link is longer and wider than the original, it has two dormers instead of one and a slightly higher ridgeline to accommodate the wider footprint. It also has a larger kitchen window to balance the greater wall area. The garage is rebuilt in a slightly larger size. These two major design decisions maintain the rhythm and proportion of the north façade as seen from the street. To maintain the historic scale of the building, window sizes and light divisions in the addition match those in the main house.

The west garage elevation that faces the street will maintain the arched topped door openings. It will also have a side porch designed in the same style as other porches on the house. Two new garage dormers will be visible from the street. They provide light, scale, visual interest, and usable space above the garage. The south façade is not visible from any street, but the massing, window size and placement respect the historic design.

These proposed changes will enhance the historic resource and assure continued use and enjoyment of the property. The design of the addition is “complimentary” to the original. The renovation will “enhance property value and will increase economic and financial benefits to the City”. The historic resource will be preserved, and the useful life of the resource will be extended by this renovation. This proposal supports the purpose of the Historic Resource Overlay Zone.

Criteria and Findings

Approval of a permit to alter a landmark or any property in the HP District shall be based on findings of adherence to the following guidelines:

1.

Retention of Original Construction

Distinguishing original qualities defining a resource's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.

The main block of the existing house with its distinctive entry, tall stair window, two story bay and arched dormers will not be altered. This is the portion of the house that is most visible to the public from the road and described as significant in the original Historic Resource Survey of 1988. The garage and service wing are not mentioned in the survey.

The service wing and the garage are undersized by today's standards for a house. The upstairs hall and hall bath lack legal headroom. To preserve the overall character and proportions of the existing house, the west wing is proposed to be removed and reconstructed at a slightly larger scale in the same location. The existing arch top dormers will be rebuilt. The existing brick will be reused on the north elevation. The new garage with arched doors will be the same shape and relation to the main body of the house. The existing weathervane will be reinstalled on the garage ridge. This choice preserves the Character Defining Feature of the house massing and location on the site. The view of the rebuilt wing from the public right of way will retain the current relationship to the site and landscaping.

The distinguishing original qualities that define the resource's character (the main block of the house) will not be destroyed. Contributing features of the house (the low ridge

connecting the garage to the house, the arch top dormers, and the arch top garage doors) will be rebuilt in the same style in the same relative location to preserve the overall massing of the building. The public facing elevations of the house will be nearly identical to the current public view. This criterion is met.

2.

Building Height

Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a building's permanent elevation when constructing a foundation shall be avoided, except as required by building code or floodplain development permit.

The height of the building will remain unchanged as the main mass of the building is untouched. The west wing of the house and the new garage will be about 1'-6" higher than the existing west wing and garage. The new west wing and garage will be about 12' below the peak of the main house. The existing house has a 12:12 roof pitch. Several dormers have a distinctive curved roof. The new addition will have a 12:12 roof pitch. The distinctive curved roof dormers will be replicated. On the south elevation there is a new dormer and shed roof that have a lower 4:12 pitch. These new elements are only visible from the garden and are not visible from the road. The new foundation will match the height of the existing foundation.

The consultant suggests that the roof height of the addition be no higher than the existing roofs of the service wing and garage while also retaining the 12:12 roof pitch. This is geometrically impossible as the footprint of each is larger than the respective existing footprint. The point of this application is to receive permission to enlarge the house while complying with the criteria in Section 19.403.5 in the Milwaukie Zoning Code. The overall maximum building height is maintained as are the current floor to floor heights. The garage floor is lowered 21" to better fit the site and minimize the height of the garage.

The current service wing has lower ceilings than the rest of the house both upstairs and on the main floor. The enlarged kitchen will match the ceiling height on the main floor. The upstairs back hall and bath does not meet current codes for ceiling height or insulation. It also has a lower ceiling height than the rest of the second floor. Once these spaces are altered, they must be brought up to code. I have added a detailed section to compare the existing and new volumes. Dormers, shed roofs, and reduced ceiling height in the new bath were used to keep the overall roof heights as low as possible.

The consultant also suggests bringing the roof of the new south dormer below the ridge line, doing a flat roof over the new west porch, adding a curved roof dormer at the garage,

and offsetting the mudroom roof from the garage roof. These design suggestions are tangential to the criteria of avoiding alteration of roof pitches. The main roof pitches will remain 12:12. The arched top dormers will be replicated. The porch shed roof is an enlargement of an existing roof element. The shed roof over the rear kitchen and the lower pitched south dormer were design decisions made to reduce the overall height of the addition. These are the only departures from the existing roof profiles and are not visible to the public. I explain my design process below.

The mudroom roof planes into the main garage roof in the same manner as the two-story bay roof on the north elevation. The offset the consultant is referring to is used to transition to different eave heights in other locations on the house. Where the bay eave height matches the main house, bays are not offset. I am using the vocabulary of the existing architecture to make the addition part of a cohesive house design.

The proposed garage has dormers on both the west and north elevations. These dormers will be visible in perspective at the same time. Therefore, they need to be of similar design. The west elevation will have arched garage door openings that replicate the existing door openings. Arched shapes are used very judiciously in the historic design. They are used to enhance interior and exterior form. There will be a pair of arched dormers adjacent to the garage above the kitchen. These reinforce the form of the service wing. It is consistent with the existing architecture to have a mix of dormer types and to balance curved shapes with angular shapes. The hipped roof dormers over the garage balance the arches in the garage door openings. It would be inconsistent with the existing architecture to heavily repeat curved shapes.

The existing service back porch has a small shed roof. Richard Sundeleaf often used shed roofs for service porches in houses from this same era. The proposed shed roofed porch uses elements that are consistent with the design of the house. In the future, it is likely that the patio cover on the south elevation will be removed. It is nonsensical to incorporate a temporary, non-historic element into an addition on the grounds that it is more harmonious with the historic structure.

The new hip dormer sits on the south side of the ridge of the addition. The roof is metal as the dormer roof pitch is 4:12. This dormer is not visible from the street and was used to keep the ridgeline as low as possible from the visible elevations of the house.

This criterion is met.

3.

Horizontal Additions

The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building. Contemporary design for alterations and additions is acceptable if the design respects the building's original design and is compatible with the original scale, materials, and window and door-opening proportions of the building.

The proposed addition replicates the existing scale, opening proportions, and massing of the house. The window sizes in the addition will match the window sizes found on the main house. The scale of dormers was determined by the size of the existing windows. Two dormers will be replicas of existing dormers. The existing brick on the house will be removed and reused on the public facing facades of the addition. New brick that matches the original will be blended into the brick work on the south elevation. This criterion is met.

The consultant makes a design suggestion that the new south mudroom wing not extend beyond the south of face of the house. I disagree with his suggestion. Moving the wall of the kitchen out to the south will have the effect of flattening the south elevation. The prior library addition also has the effect of flattening the south elevation. The extension of the mud room wing to the south will help restore the rhythm of wings projecting out from the main house. On the north elevation the garage is held back from the face of main mass of the house to better fit the grades and existing driveway.

4.

Windows

Window replacements shall match the visual qualities of original windows as closely as possible. Wood window frames are preferred in meeting this standard. However, if non-wood replacements exhibit similar visual qualities as their wooden counterparts, they may be acceptable. The original number of windowpanes shall be maintained or restored when replacements are required.

The original windows in the house have been replaced by a previous owner. The existing windows are wood clad with simulated lead light divisions. These match the original light divisions. The new work will also use these windows with the simulated lead light divisions. This criterion is met.

The consultant was concerned that the new windows will not match the original windows. I have taken additional pictures to show the new replacement windows in the house compared to the existing. It is difficult to see any difference between the new and old

windows. All the window sizes with their respective light divisions in the proposed addition match windows that exist on the main house. The only exceptions are the kitchen window on the north elevation and the French doors on the south elevation. The north kitchen windows are the same size as other windows in the house, but the light division has been changed to give more privacy from the street and to add a decorative element on the larger north kitchen wall. The south French doors provide a much needed direct access to the garden from the kitchen. They are only visible from the private garden. The window heads in the south dormer over the kitchen are 6'-8" and match the window heads in the adjacent second floor bedroom.

5.

Restoration Possible

Except where building code precludes it, new additions or alteration to buildings shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original building could be restored.

The proposed addition could be removed and the original wing and garage re-built. The main block of the house will remain unchanged. This criterion is met.

6.

Signs and Lighting

Signs, lighting, and other appurtenances (such as walls, fences, awnings, and landscaping) shall be visually compatible with the original character of the building.

The landscaping will remain mostly unchanged. There are no signs. New exterior lighting will be compatible with the existing lighting. Where existing lighting, conductor heads, and other distinguishing features are removed, they will be either refurbished, reused, or replaced with similar materials. The existing weathervane on the garage peak will be installed on the new garage peak. This criterion is met.

7.

Time Period Consistency

Buildings shall be recognized as products of their own time. Alterations that have no Historical basis or which seek to create an earlier appearance shall be avoided.

The proposed addition is designed to be compatible with the existing house. Where it is appropriate, like on the north façade, the existing dormers will be replicated. In instances where an entirely new element is introduced, the new element is different than existing elements. The new kitchen window borrows the diamond pane glass from the stair

window but is of a different scale. The new garage dormers are different than the original garage dormers but use the same window size found in the rest of the house. The south dormer uses window sizes found on the house, but it is of a different style than other dormers. The idea was to make the new work familiar and compatible with the existing but not copy and paste elements randomly. This criterion is met.

8.

Visual Integrity/Style

Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a building, shall be maintained or restored as far as is practicable.

The distinctive brick work will be replicated. As will the distinctive arched top garage doors and arched top dormers with metal roofs. Eave details, window trim, and other common elements on the exterior will be replicated so the house has a consistent look. This criterion is met.

9.

Replacement or Additional Materials

Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, or an addition is proposed, new materials should match those of the original building, to the extent possible, in composition, design, color texture, and other visual qualities.

The existing brick will be reused on the most visible sides of the house. On the less visible south side new brick will be blended with the original brick. The half timbering on the south second floor will be replicated on the new south dormer. Windows will match the existing windows on the house. This criterion is met.

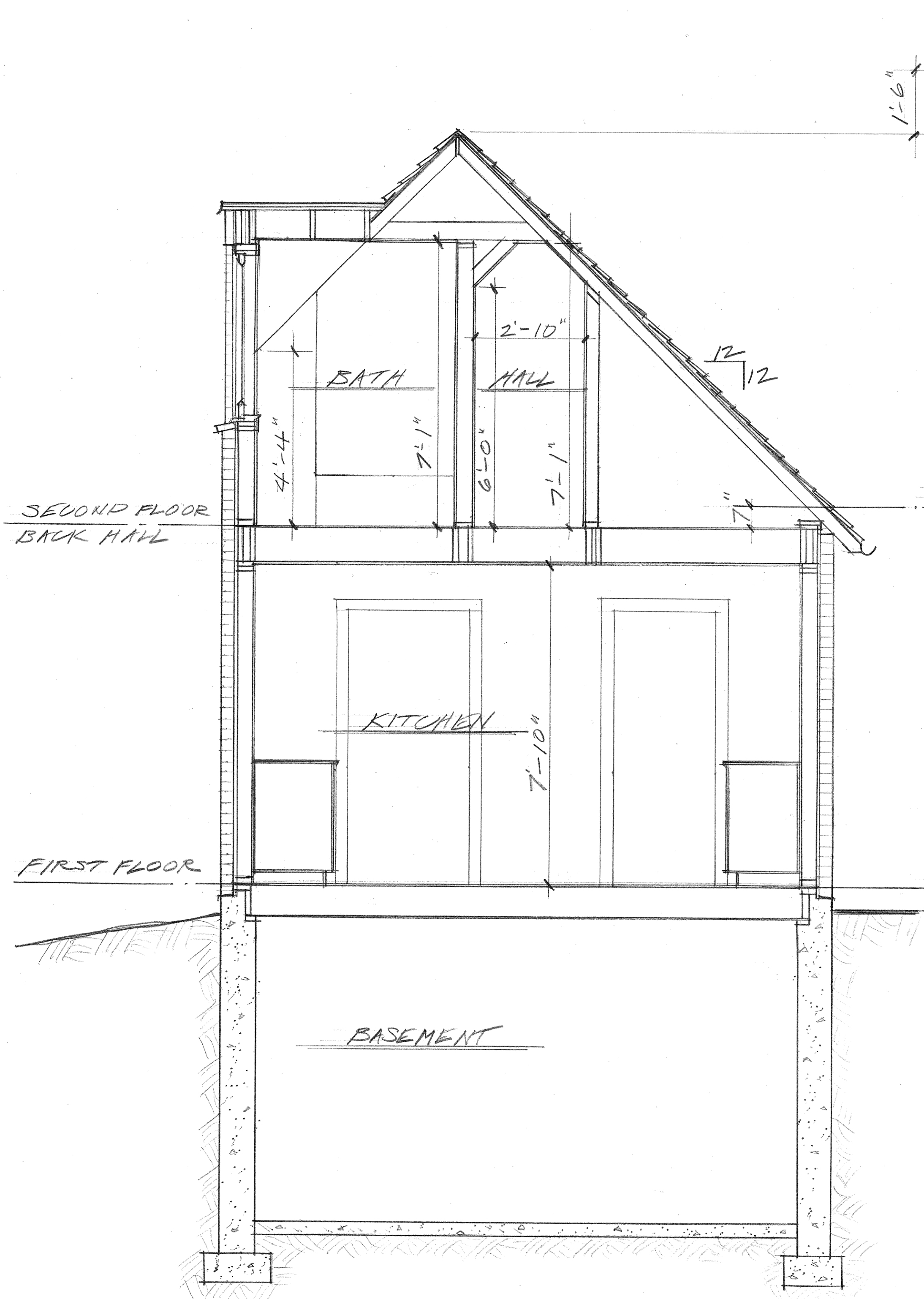
10.

Buffering

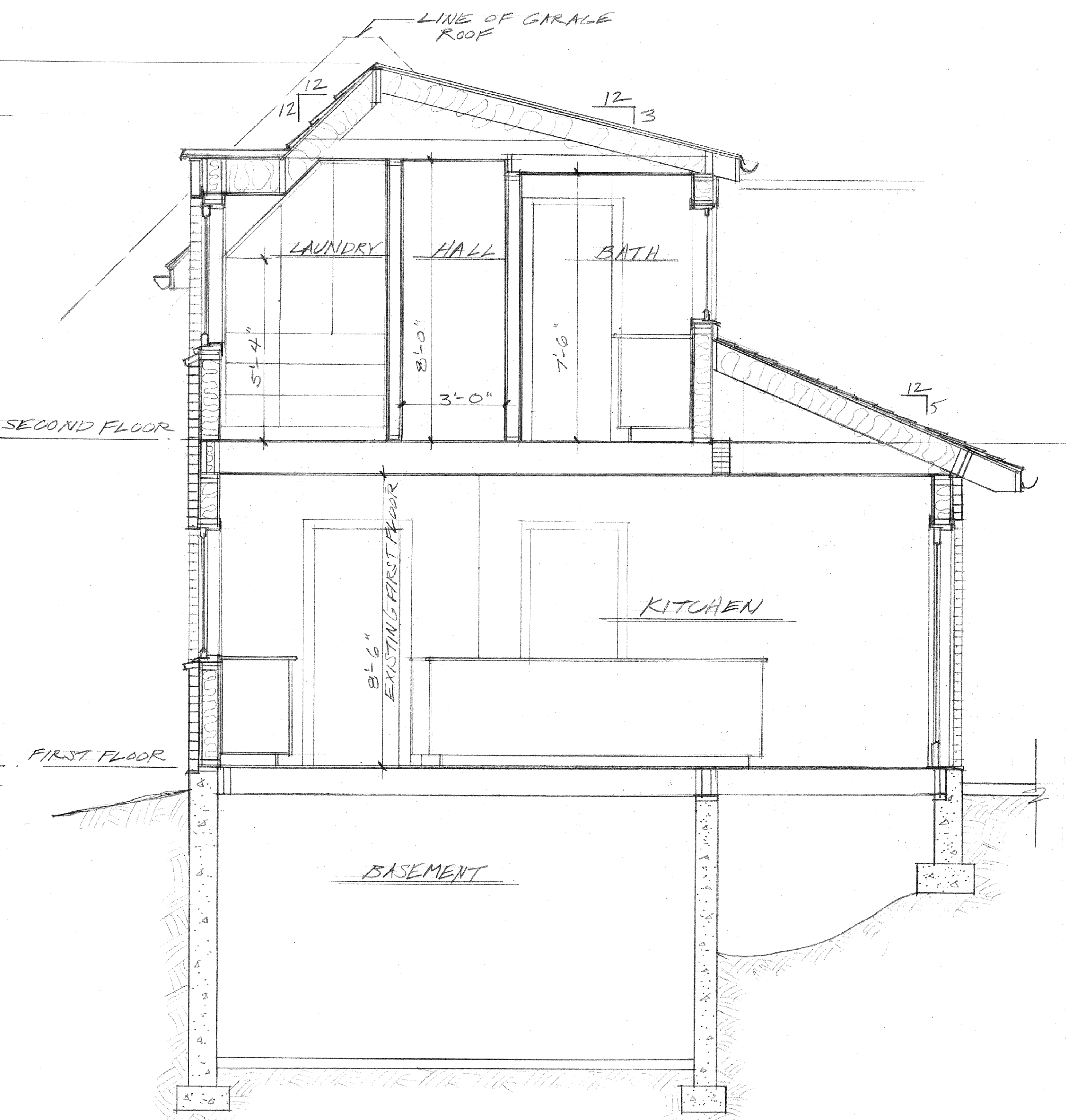
An appropriate buffer or screen, as provided under Subsection **19.504.6**, may be required when a new commercial or industrial improvement or use is proposed on or adjacent to a designated resource, or within or adjacent to an historic district.

This criterion is not applicable to this application.

ARK



EXISTING SECTION AT KITCHEN
 $\frac{1}{2}'' = 1'-0''$



PROPOSED SECTION AT KITCHEN
 $\frac{1}{2}'' = 1'-0''$

ADDITION FOR
 MARIE & GREG LATHROP
 9712 SE CAMBRIDGE LANE
 MILWAUKIE, OREGON 97222

Date:
 10/25/24

Drawn by:
 HM

Sheet Title:
 SECTIONS
 AT BATH

Scale:
 $\frac{1}{2}''$

Sheet No.

7











