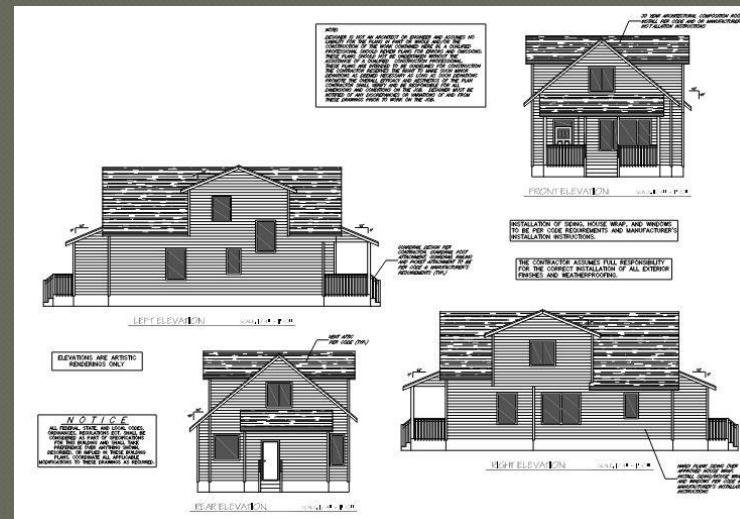




## Community Development Department *Planning Division*

# Major Discretionary Review

HIS24-23 1598 Court St NE



Jake Morris PhD  
Historic Preservation Planner

Historic Landmarks Commission  
October 17, 2024



1598 Court St NE

# Location

Contributing  
to the Court/  
Chemeketa  
Historic  
District





# History



before



after

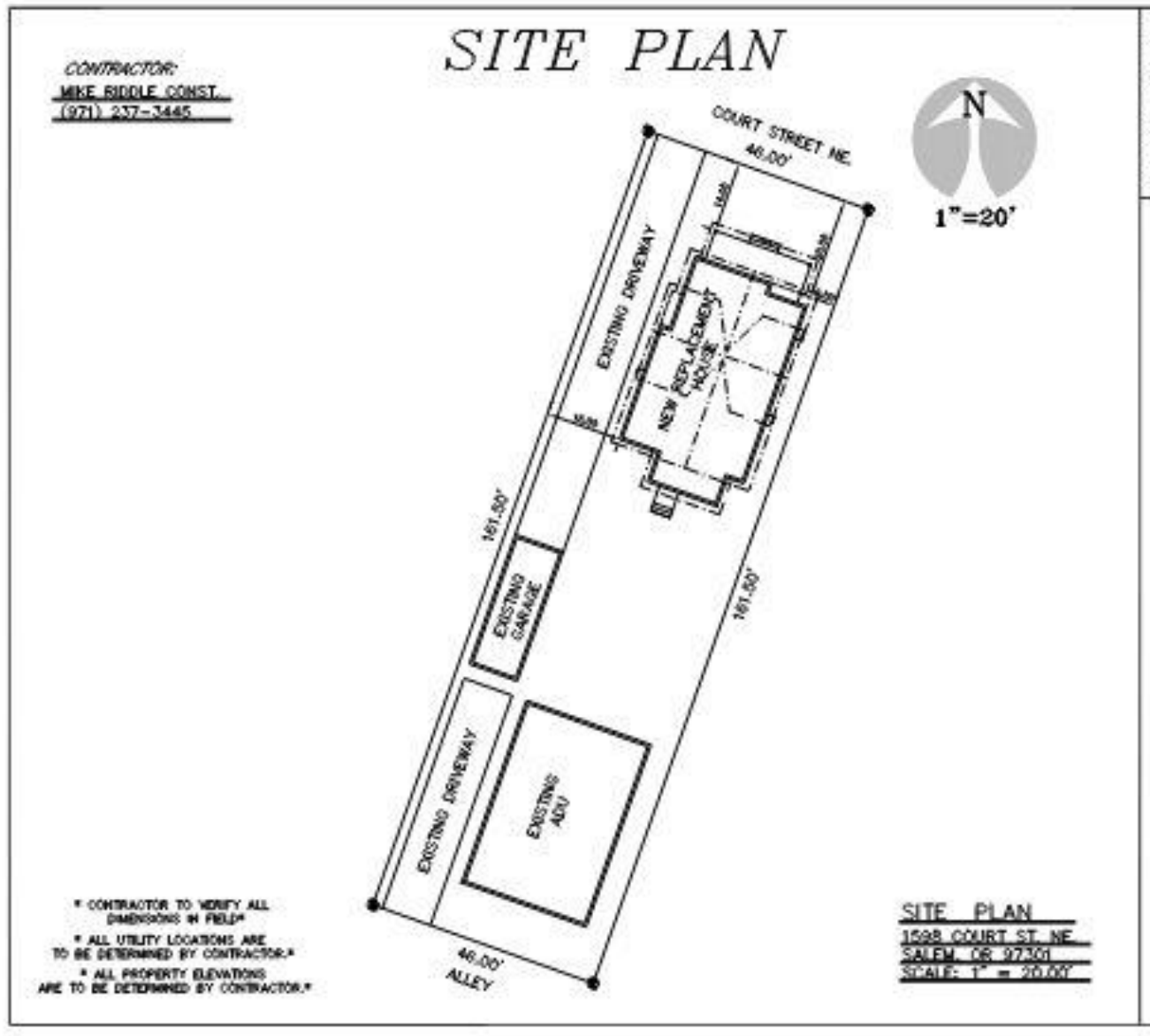


# Background





# Location and Plan



# Form

## NOTES

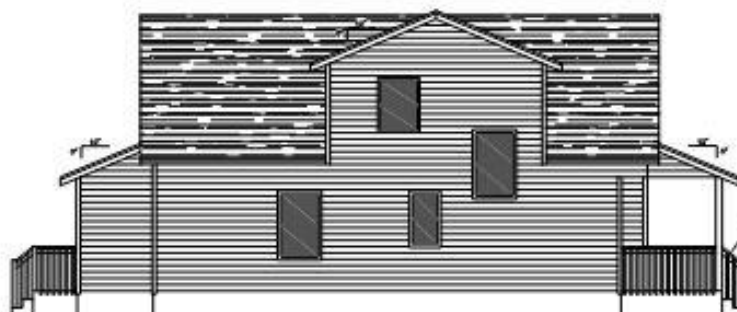
DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS BY PRINT OR IMAGE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HEREIN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS. THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED CONSTRUCTION PROFESSIONAL. THESE PLANS ARE PROVIDED TO BE GUIDELINES FOR CONSTRUCTION. THE CONTRACTOR ASSUMES THE RIGHT TO MAKE SUCH WORK DEVIATIONS AS DEEMED NECESSARY AS LONG AS SUCH DEVIATIONS PROMOTE THE OVERALL APPEARANCE AND STRUCTURE OF THE PLAN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DESIGNER MUST BE NOTICED OF ANY DISCREPANCIES OR VIOLATIONS OF AND FROM THESE DRAWINGS PRIOR TO WORK ON THE JOB.



FRONT ELEVATION

INSTALLATION OF SIDING, HOUSE WRAP, AND WINDOWS TO BE PER CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.



LEFT ELEVATION

CONTRACTOR DESIGN FOR CONSTRUCTION. CONTRACTOR MUST ATTACHMENTS. CONTRACTOR MUST AND MUST ATTACHMENT TO BE PER CODE & MANUFACTURER'S REQUIREMENTS (TYP.)

ELEVATIONS ARE ARTISTIC RENDERINGS ONLY

**NOTICE**  
ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.



REAR ELEVATION



RIGHT ELEVATION

MANUFACTURER'S DESIGN OVER APPROVED HOUSE WRAP. INSTALL SIDING, HOUSE WRAP, AND WINDOWS PER CODE & MANUFACTURER'S INSTALLATION INSTRUCTIONS.



# Materials & Elements

Roof - Composition architectural grade shingles

Wall cladding – smooth flat fier cement horizontal clapboards with 7" reveal

Windows – wooden units

Front porch elements - cedar



# Primary Elevation



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



# East Elevation



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



# West Elevation



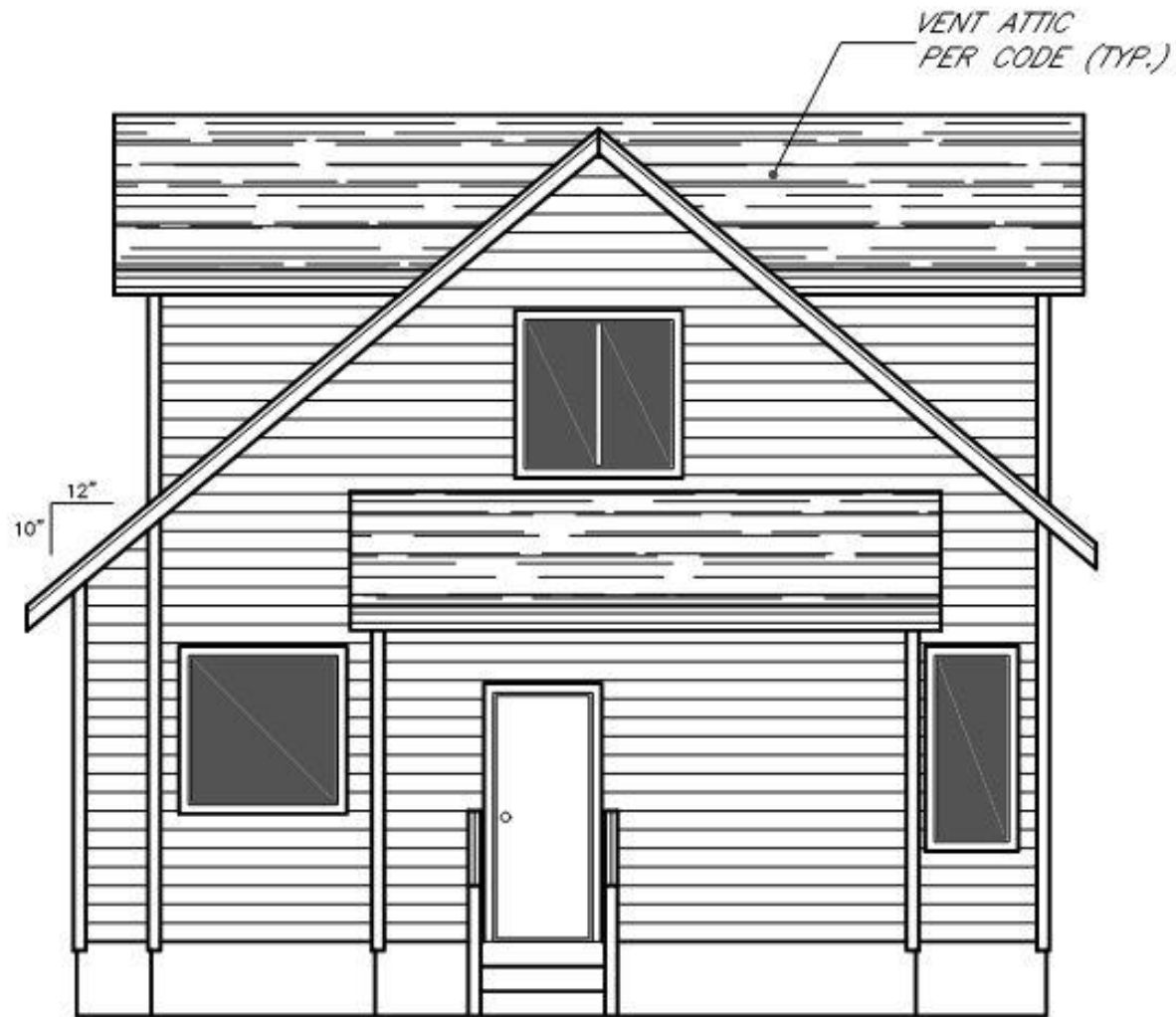
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

HARDI PLANK SIDING OVER  
APPROVED HOUSE WRAP.  
INSTALL SIDING/HOUSE WRAP  
AND WINDOWS PER CODE &  
MANUFACTURER'S INSTALLATION  
INSTRUCTIONS



# South Elevation



REAR ELEVATION

SCALE: 1/4" = 1'-0"



# Findings

## *230.035 Standards for new construction in residential historic districts*

*(a) Materials. Materials shall be similar in scale, proportion, texture, and finish to those found on nearby historic structures.*

Finding: Materials are similar to nearby historic structures





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## **230.035 Standards for new construction in residential historic districts - (b)Design.**

*(1)The design shall be compatible with general character of historic contributing buildings in the historic district. Factors in evaluating compatibility include, but are not limited to:*

*(A)The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.*

*(B)The new building is similar in size and scale to other buildings in the district such that a harmonious relationship is created in relationship.*



# 230.035(1)(A)&(B)

*Findings: Height, width, proportion, size and scale are compatible.*





# Findings

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## *230.035 Standards for new construction in residential historic districts*

*(C)The design reflects, but does not replicate, the architectural style of historic contributing buildings in the district.*

*Finding: Reflects, but not replicates the style.*





# Findings

## *230.035 Standards for new construction in residential historic districts*

*(D) Architectural elements are used that are similar to those found on historic contributing buildings in the district.*

*Finding: Architectural elements are similar to contributing buildings.*





# Findings

## *230.035 Standards for new construction in residential historic districts*

*(E) Architectural elements such as porches, dormers, doors and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district.*

*Finding: Elements reflect the spacing, placement, scale, orientation and proportion*





# Findings

## 230.035 Standards for new construction in residential historic districts

*(F) The front facade is designed with human-scaled proportions that are compatible with adjacent buildings and the district as a whole.*

*Finding: The façade is of human-scaled proportions*





# Findings

## *230.035 Standards for new construction in residential historic districts*

*(G) The building uses similar setbacks, orientation on the site, spacing and distance from adjacent buildings that is found on buildings in the immediate vicinity and the district as a whole*

*Finding: Setback, orientation, spacing and distance are appropriate.*





# Testimony Received

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Public Comment: No Comments

Neighborhood Association: No Comments

Public Agency Comments: No Comments

City Department Comments:

Building & Safety, and Planning provided comments



# Recommendation

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Staff recommends that the Historic Landmarks Commission APPROVE the proposal.