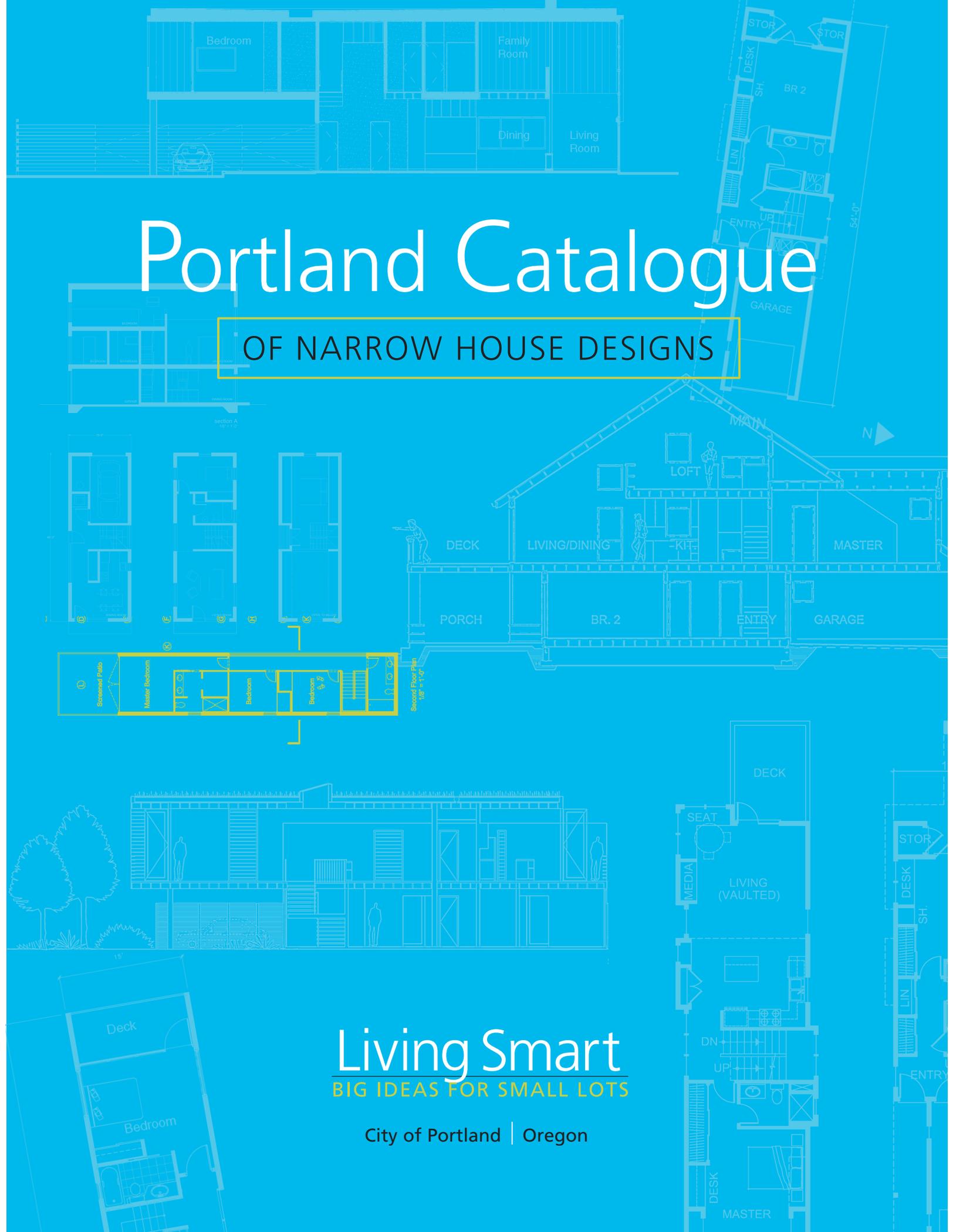


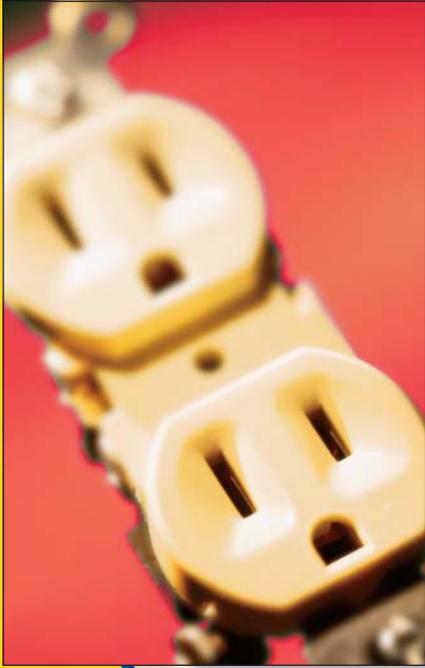
Portland Catalogue

OF NARROW HOUSE DESIGNS

Living Smart
BIG IDEAS FOR SMALL LOTS

City of Portland | Oregon





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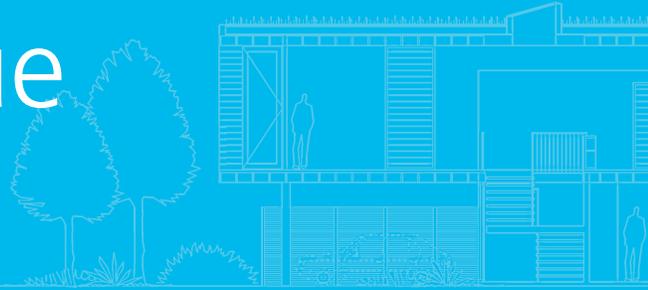
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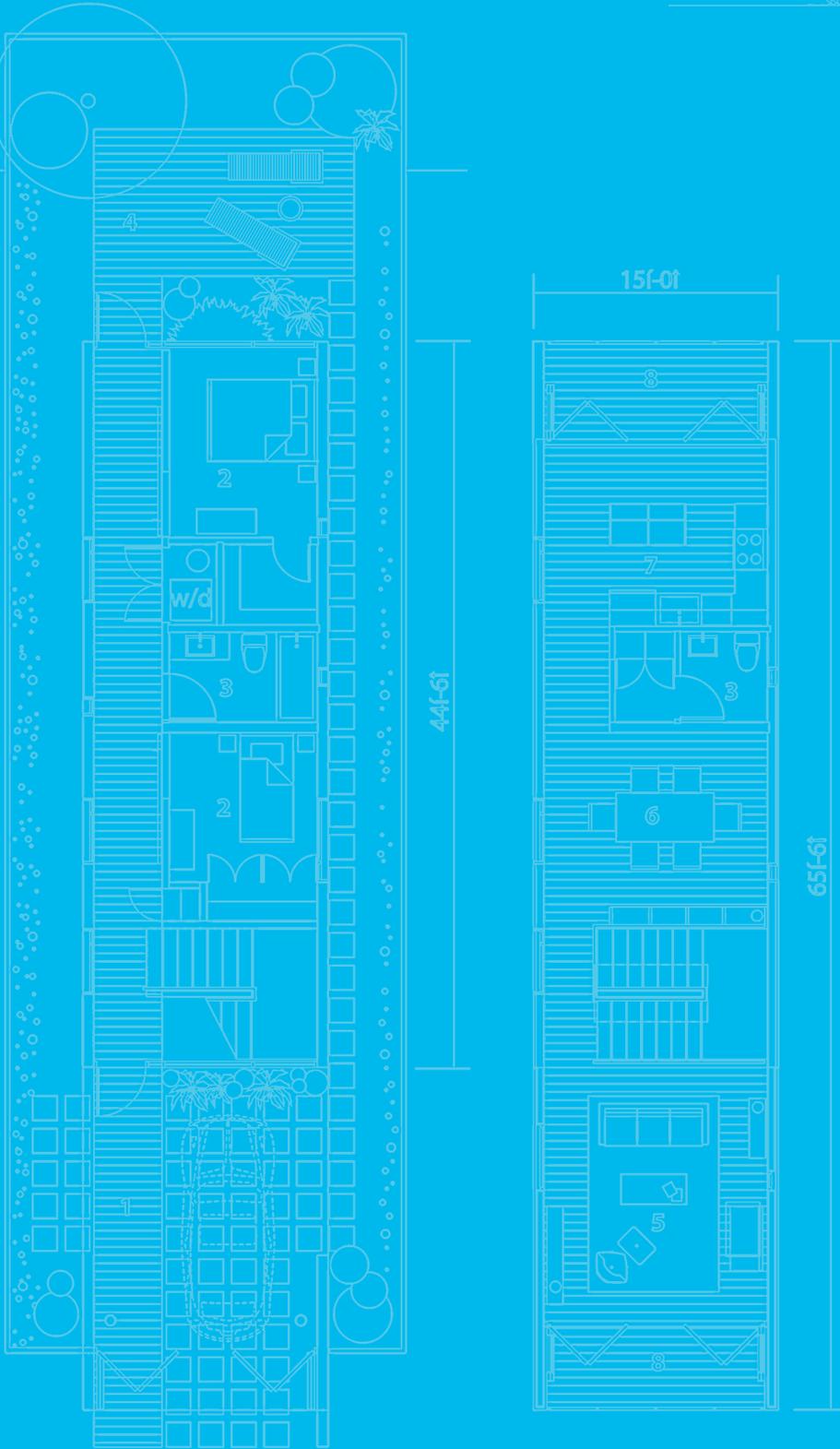
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Portland Catalogue

OF NARROW HOUSE DESIGNS



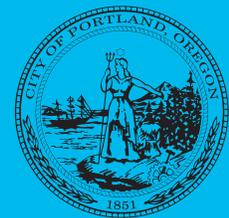
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DECEMBER 2004

City of Portland | Oregon

Why a Portland Catalogue?

WELCOME TO THE PORTLAND CATALOGUE OF NARROW HOUSE DESIGNS.

These twenty-three houses were selected from 426 designs submitted to the Living Smart: Big Ideas for Small Lots competition. This two-part competition was for the design of single-family detached houses on 25-foot wide lots. The first phase produced forty-nine Designs of Excellence. The Portland Catalogue is the product of the second phase of the competition. It is intended to inspire developers, home dwellers, and architects to build thoughtful, well-designed in-fill housing.

In-fill development is difficult to do well, and it is even more difficult when the lots are only twenty-five feet wide. The complexity of this problem required more than just one outcome. One goal of this project was to create an idea book, the Designs of Excellence Monograph, to show just how many different possibilities exist for narrow-lot architecture. The second and more important goal was to help shape development. To address this issue, this catalogue of designs was created to serve as a suggestion book for a new housing prototype.

This catalogue contains house designs that were selected for their suitability as in-fill development in Portland, Oregon. Twenty-one designs were selected by a seven-member jury of local architects, designers, and developers. The jury analyzed each submission for its overall design and also looked for variety in the designs; their choices showcase innovative ideas such as alternative solutions to storing a car and the creative use of limited interior and exterior space. Four designs—three that were also selected by the jury, plus one more—were selected as People's Choice Award winners. The public was given six weeks to view and vote for their favorite design, and the four People's Choice selections represent a range of styles from modern to traditional. Portland City Commissioner Randy Leonard, Competition Host, and Portland Mayor Vera Katz each selected the same design for their award.

The range of architectural styles in this catalogue, as well as the versatility of the designs, should prove that narrow-lot in-fill development can work for many lifestyles in almost any neighborhood. Some designs will work well for growing families while others would be perfect for smaller household units; some designs are flexible and can be added onto over the years or can be modified for differing topographies or locations. Potential residents can look to these designs for both inspiration and guidance in constructing houses that fit their needs today and that will become valuable assets to Portland's housing stock. Good design can go hand in hand with affordability, livability, and convenience.

The development potential for this type of housing is great. Not only are there historic 25-foot by 100-foot plats scattered throughout Portland's eastside, but multi-family zones found all around the city will also allow this type of development. Not surprisingly, a number of cities across the country are looking to Portland's success with this form of detached housing.

This catalogue is not the finished product. The City of Portland is presenting this publication to the public with the hope that these houses will be built, and that more people will embrace "Living Smart," a concept of enhancing livability through the wise use of our diminishing urban land supply. This is our first draft, an initial contribution to the conversation about narrow-lot development. ♦



Competition Host

**COMMISSIONER RANDY LEONARD
CITY OF PORTLAND, OREGON**

I am pleased to present the Portland Catalogue of Narrow House Designs.

This catalogue showcases the 23 winners from the second phase of the Living Smart: Big Ideas for Small Lots Design Competition sponsored by the City of Portland, Oregon.

These designs represent some of the many options Portland has for welcoming in-fill housing.

Successful growth management is not just a local or regional problem, but a worldwide concern. I am proud that this competition will be recognized as a model for cities facing similar challenges and a testament to the ingenuity of the international design community.

Congratulations to the winners, and thank you to all of the entrants for the creative energy and time that you put into making this competition a success.

What does it take to build stronger communities?

At the Fannie Mae Foundation, we believe that homeownership builds stronger families and in turn builds stronger communities. That's why we're working to create affordable homeownership and housing opportunities through innovative partnerships and initiatives that build and sustain healthy and vibrant communities. We believe that when people fulfill their dream of homeownership, it strengthens us all.

**Fannie Mae
Foundation**



Competition Jurors



MARCY MCINELLY, AIA | PRINCIPAL, URBSWORKS, INC. | PORTLAND, OR

MARCY MCINELLY founded Urbsworks to redirect her focus from the design of buildings to the often-neglected space between buildings in 1995, after 15 years of practicing architecture. Her portfolio consists of community designs, urban planning, zoning regulations, and planning policies. Specific projects include streetscapes, development ordinances, zoning & design codes, and review procedures.

She enjoys the challenge of projects with a significant public involvement and regulatory and design components. She specializes in a design-focused approach to regulation that bridges between land use regulations and the vision of design.

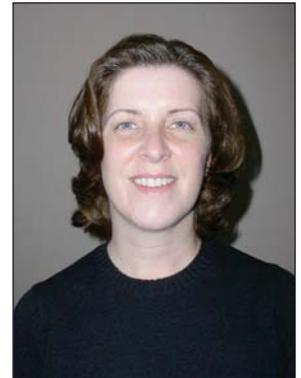
Ms. McInelly has more than twenty-three years of experience on projects across the United States. She earned her Bachelor of Architecture from the University of Oregon in 1982. She is a founding member of the Portland metropolitan region's Coalition for a Livable Future. In addition, she served as a member of the Portland Planning Commission from 1997 to 2002. While on the Planning Commission she worked carefully with Bureau of Planning staff to refocus the Base Zone Design Standards (the "anti-snothouse" ordinance) to the issue of preservation of the public realm.

CHRISTINE CARUSO | PROJECT MGR., MCM ARCHITECTS PC | PORTLAND PLANNING COMMISSIONER | PORTLAND, OR

CHRISTINE CARUSO is a practicing architect with MCM Architects and specializes in building renovation, rehabilitation, and construction administration.

She earned her Master of Architecture from the University of Illinois at Chicago after receiving a Bachelor of Arts from Case Western Reserve University in cognitive psychology, anthropology, and art history. Originally from Northeastern Ohio, Ms. Caruso worked as a technical and music industry writer, media librarian, and graphic design assistant. She has practiced architecture in a number of cities across the country, including Cleveland, San Jose, Chicago, Washington D.C., and New York City. Past projects include Chicago's House of Blues Hotel and NYC's Russian Tea Room restaurant.

Ms. Caruso also teaches part-time at the Art Institute of Portland and is an active citizen volunteer, currently serving on the Portland Planning Commission, a citizen commission that makes recommendations on land use policies to the City Council. She also serves on the Roseway Neighborhood Association, the Coalition of Central Northeast Neighbors, the Multifamily Design Infill Public Advisory Team, and the Living Smart Project Advisory Team.



LOREN J. WAXMAN | PRESIDENT, WAXMAN & ASSOCIATES, INC. | PORTLAND, OR

LOREN WAXMAN began purchasing and renovating old houses in Portland in 1990. He founded Harding-Waxman, Inc. in 1991, Waxman & Associates, Inc in 1993 and Sellwood Lofts, LLC in 2000. His specialized knowledge of vintage homes led to the creation and design of a successful line of distinct, historical homes for the new construction market. Mr. Waxman retained his flair for historic styling as he explored the need to create compatible in-fill development with multi-family & mixed-use developments. He now specializes in properties with impediments to redevelopment including land use and environmental issues. He prefers recycling inner-city housing stock to bulldozing farmers' fields for new developments.

Mr. Waxman grew up in Denver, Colorado and moved to Portland in 1984 to attend Lewis & Clark College. He graduated with a BS in Biology in 1988. His development work has been recognized with a number of awards, including the Division Street Business Merchants Association award for Development of the Year for the Clinton Neighborhood Rowhouses and the Sellwood-Moreland Improvement League Community Development Award for the remediation and final clean-up of the former Rose City Plating site. He was recently appointed to a four-year term on the Portland Design Commission, which is a mayor-appointed citizen advisory committee that reviews major projects for design & compatibility.

SUENN HO | SENIOR DESIGNER, MULVANNYG2 ARCHITECTURE | PORTLAND, OR

SUENN HO'S professional design career experience has been focused on conceptual, schematic, and design development. She has practiced in Boston, Pittsburgh, New York, Portland (OR), France, and Hong Kong.

Ms. Ho earned her Bachelor of Arts at Williams College and her Master of Architecture at Columbia University. A Fulbright scholar, she completed a 10-month research/documentation project of the infamous Kowloon Walled City, a hyper-dense urban slum in Hong Kong. Subsequently, she received a research grant from the National Endowment for the Arts (NEA) in 1995 to study and map the distinct physical and visual patterns of historic urban Chinatowns in Boston, New York, Philadelphia, San Francisco, and LA.

Ms. Ho has taught architecture at Columbia College and the University of Hong Kong, and has been an Adjunct Assistant Professor at the University of Oregon and Portland State University since 1993.



JOHN T. HOLMES | PRINCIPAL, HOLST ARCHITECTURE | PORTLAND, OR

JOHN HOLMES has been active in the design of public and private places that encourage human interaction for over 20 years. He has worked with Jim Jennings Arkhitekture in San Francisco and Larry Rouch Company in Seattle in addition to his current firm, HOLST Architecture. Mr. Holmes' work with Jim Jennings has been published nationally and internationally.

Mr. Holmes earned his Bachelor of Architecture at the University of Oregon in 1982 and founded HOLST Architecture in 1992 with Jeffrey Stuhr. HOLST, a comprehensive architecture, interiors, and planning firm, has successfully completed over 100 design and construction projects in the Northwest. "Ours is a pictorial approach that describes architecture as motion, activity, as part of our lives," says Mr. Holmes. With this mind, HOLST has earned a reputation of delivering provocative, award-winning design.

His work on projects such as Pacific Northwest College of Art and Oregon Ballet Theater School and Studio has gained critical acclaim for design that responds to its context and facilitates community. Mr. Holmes is particularly good at developing creative solutions within tight budget and time constraints.



JEFF FISH | PRESIDENT, FISH CONSTRUCTION NW, INC. | PORTLAND, OR

JEFF FISH has been building housing in Portland since 1972, shortly after he earned his Bachelors of Science in Building Theory and Practice from Washington State University. As President of Fish Construction NW, Inc., he has focused on providing entry-level housing for first-time home buyers.

Mr. Fish, a Portland native, is a strong believer in Portland's Urban Growth Boundary, recognizing that the redevelopment of inner-city neighborhoods has helped to create vibrant communities. As a result of his focus on in-fill development, most of his projects have consisted of detached single-family houses in relatively small numbers. He has built a number of "skinny" houses and is always looking for new ways to integrate these houses into the surrounding neighborhood. Developing affordable housing on 25-foot wide lots is a challenge, which requires Fish Construction NW, Inc. to remain innovative and competitive.

Mr. Fish serves on several committees of the Homebuilders Association (HBA). He represented the HBA when working with the City of Portland to develop Base Zone Design Standards. In addition, he is serving on the Project Advisory Team of the Living Smart Project.



SUZANNE ZUNIGA | PRINCIPAL, ARCHITECT LLC | PORTLAND, OR

SUZANNE ZUNIGA'S design philosophy is grounded in sustainable design where economic, ecologic and social parameters are balanced. She strives to enhance life, encourage community, instill beauty, and inspire the spirit with projects that are economically sound, socially just, and presently viable. She has over nineteen years of experience designing residential, commercial, educational, recreational and corporate high-rise projects.

Ms. Zuniga earned her Master of Architecture at Yale University and her Bachelor of Architecture at the University of Texas, Austin. She taught architecture at Yale and is a registered architect in New York, Connecticut and Oregon. Her recent awards include a Governor's Livability Award and the Van Evera Baily Fellowship.

Ms. Zuniga's work in Portland has focused on sustainable design, consulting and research, with particular attention to housing in an urban context. She has participated in the development of a number of guidelines, specifications, and training workshops for affordable sustainable housing. She is actively engaged in the community, currently serving as Board President for Our Garden, Inc., a teaching community garden for at-risk youth; as a member of the Council of Trustees for Cedarwood School, a Waldorf school; and through various collaborations with other non-profits.



Living Smart

BIG IDEAS FOR SMALL LOTS

Portland Catalogue

OF NARROW HOUSE DESIGNS

City of Portland, Oregon

Mayor Vera Katz

Competition Host

Commissioner Randy Leonard

Competition Advisory Team

Greg Acker—Office of Sustainable Development
Christine Caruso—Portland Planning Commission
Jim Claypool—Bureau of Development Services
Bill Cunningham—Bureau of Planning
Jeff Fish—Home Builders Association of Metropolitan Portland
Jim Harris—Bureau of Development Services
Ty Kovatch—Office of Commissioner Randy Leonard
Marcy McNelly—American Institute of Architects, Portland Chapter
Martha Richards—Brentwood-Darlington Neighborhood Association

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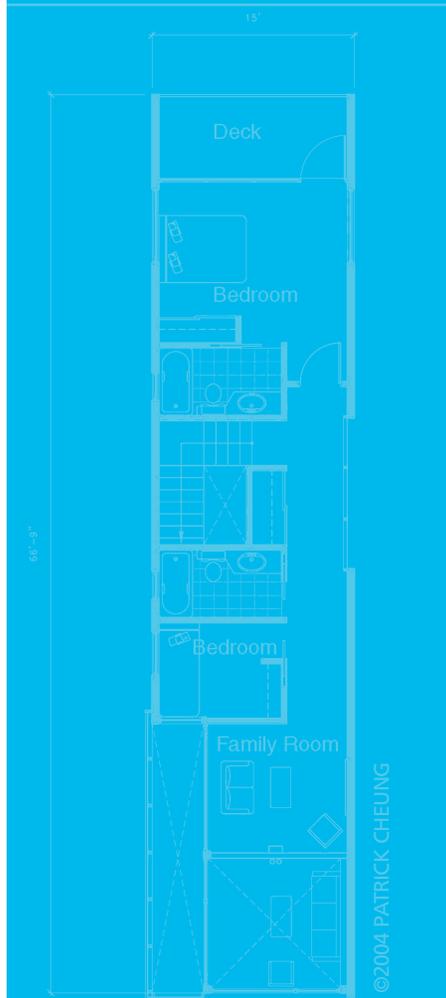
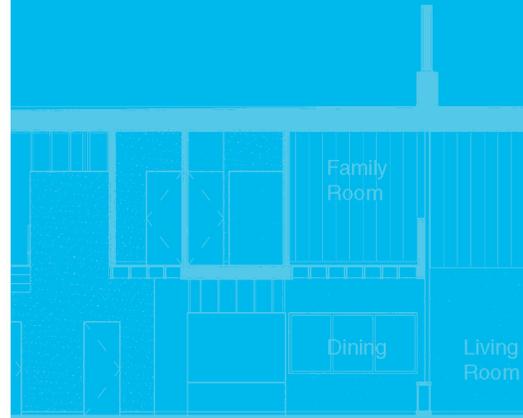


Home Builders Association
of Metropolitan Portland

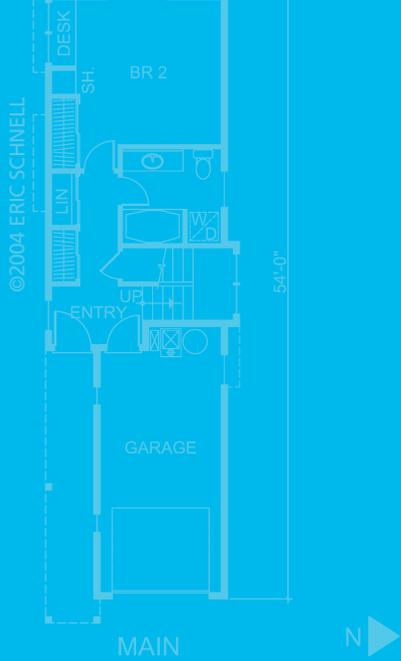


Bureau of Development Services
City of Portland, Oregon

ARCHITECTURE
FOUNDATION
OF OREGON



Second Floor Plan



Portland has long been known for its innovative, visionary planning in which in-fill development is favored and low-density sprawl is curbed. The region's Urban Growth Boundary helps to ensure that developed land is used efficiently. As a result, Portland's neighborhoods have experienced an increase in density as oversized lots and vacant slivers of land become hosts to new housing. The success of Portland's planning, and especially its in-fill allowance, depends in part upon the quality of its architecture.



Clockwise, Top: 2004© Roxana Vargas Greenan, Trent Greenan; 2004© Paul Laurendeau; 2004© Jill Dau, Blair Payson, Scott Passman; 2004© Patrick Cheung; 2004© Bryan Higgins. Opposite: 2004© Matthew Berislavich



Living Smart

A NEW APPROACH

CITIES AROUND THE WORLD ARE increasingly faced with the issue of population growth management. We can no longer enjoy the luxury of limitless space; we are becoming increasingly aware of the need to protect sensitive natural areas and farmlands from sprawling urban development. In-fill housing—development on vacant land within established residential neighborhoods—is a very efficient way of accommodating growth. In-fill simply makes sense: expensive infrastructure like streets and sewers already exists; goods and services are often nearby. In Portland, Oregon, 25-foot wide residential lots offer in-fill opportunity and pose an even greater challenge than typical in-fill development on 50 to 100-foot wide lots.

Portland has long been known for its innovative, visionary planning in which in-fill development is favored and low-density sprawl is curbed. The region's Urban Growth Boundary helps to ensure that developed land is used efficiently. As a result, Portland's neighborhoods have experienced an increase in density as oversized lots and vacant slivers of land become hosts to new housing. The success of Portland's planning, and especially its in-fill allowance, depends in part upon the quality of its architecture. New houses must fit into established neighborhoods gracefully, immediately becoming good neighbors within longstanding communities. Sensitive design can help ease the tension of increased density. The Living Smart house design competition, hosted by the City of Portland, was held to ensure that there are high-quality options for narrow-lot development.

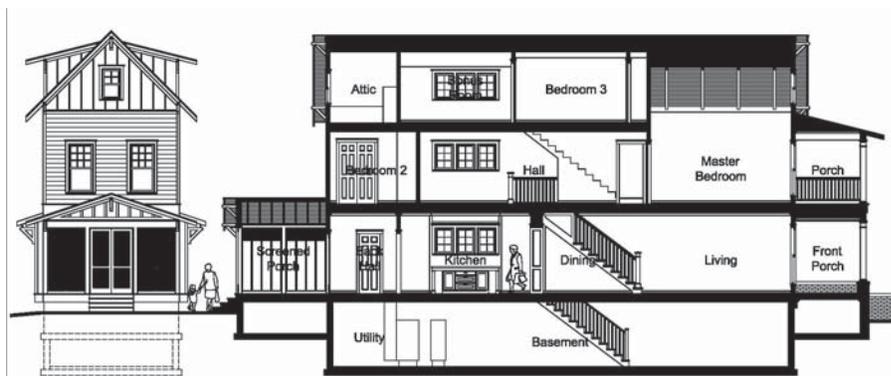
As with most American cities, Portland has a wide variety of architectural styles; neighborhoods range from architecturally cohesive planned communities to stylistically diverse areas that were once sparsely populated but experienced in-fill development over the course of many years. Housing booms in the 1920s and 1950s left a legacy of Craftsman bungalows and single-story ranch houses, but one can also find Victorian-era homes and vernacular farmhouses. As a result, there is no single house design that could be deemed an appropriate addition to all of Portland's neighborhoods.

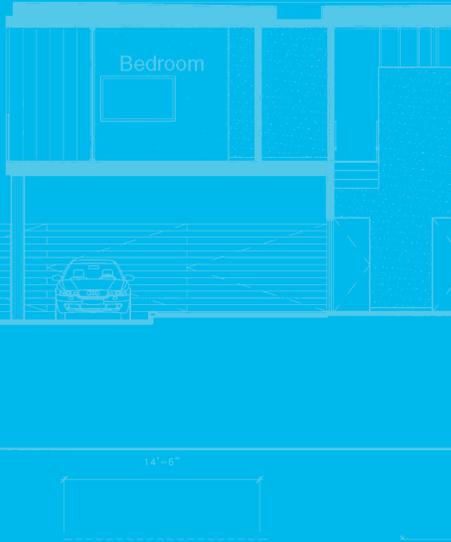
The development standards in the City's Zoning Code are designed to ensure that new housing development will be compatible with the City's character, regardless of the neighborhood. These development standards encourage welcoming façades in which the main pedestrian entrance is pleasant and predominant. They promote "eyes on the street" to foster an active engagement with the public realm. Blank façades, garage dominance, and hard-to-find front doors are

discouraged. Sustainable technologies, designs that support a range of lifestyle choices, and privacy for the residents are also supported by the development standards. In all, these standards are intended to create lively neighborhoods in which public interaction is fostered but where privacy is also valued.

In a city like Portland where residents have become accustomed to traditional residential design and strong neighborhoods, in-fill housing, and especially on 25-foot wide lots, must be handled skillfully. Narrow-lot development is complicated because the very nature of the lot—its extreme narrowness—is often incompatible with surrounding development patterns. Regular-width architecture cannot simply be slimmed down to fit into a narrow lot; narrow lots demand their own architectural solutions in order to be compatible with the surrounding neighborhood and still offer residents a comfortable home.

Neighborhood compatibility is not just about architectural style: it is about scale, massing, and how the house is sited





“There is an untapped market for modern design, but because it’s not built very often, most builders assume that it won’t sell. There is a variety of tastes out there and that’s why we need a variety of solutions.”

—Portland Juror



2004© Jeffrey Stern

on its lot. Due to side-yard setback requirements, most of these in-fill houses are only fifteen feet wide. Because the houses are so narrow, they are almost always two stories tall; the height-to-width ratio must be handled carefully so that the resulting house looks balanced and the narrowness of the house does not become exaggerated. Careful design can help to reduce the intense verticality of these houses and help them relate to the adjacent houses.

The designs that the jury chose for this catalogue found a way to break up the façade and keep the proportions pleasing. Somewhat counter-intuitively, some designs were far less than 15 feet wide in places. While making a narrow house even narrower seems counter productive, doing so creates private courtyards and intriguing inside/outside interactions. This move away from a plain box toward an articulated framework makes for a more interesting house.

“We spend too much time looking at the past and deriving our truth from it,” stated one juror as he argued for the need to come up with fresh ideas for narrow-lot development. From the sleek modern boxes to the traditional gable-roofed houses, the designs in this catalogue advance the debate about what constitutes good in-fill housing development.

The pure simplicity of some of the designs imbues them with an understated grace that would be welcomed in any neighborhood. Clarity of design and a clean façade—both hallmarks of modern architecture—can help ease the transition between old and new housing.

One possible outcome of this competition may be to assist the market in catching up with the evolution of architecture. “How do you get people to understand something that doesn’t exist? There is an untapped market for modern design, but because it’s not built very often, most builders assume that it won’t sell. There is a variety of tastes out there and that’s why we need a variety of solutions,” stated another juror.

Will these house designs fit into Portland neighborhoods? We hope to find out soon. However, it is important to not judge anything solely based on what has come before: architecture is a constantly developing field, but it cannot be fully assessed until it has been experienced. Narrow-lot in-fill development is the latest challenge for designers, builders and neighborhoods alike. It is exciting that so many designers from around the world took the challenge and participated in this competition to help Portland work on a “Living Smart” solution for narrow lot development. ♦



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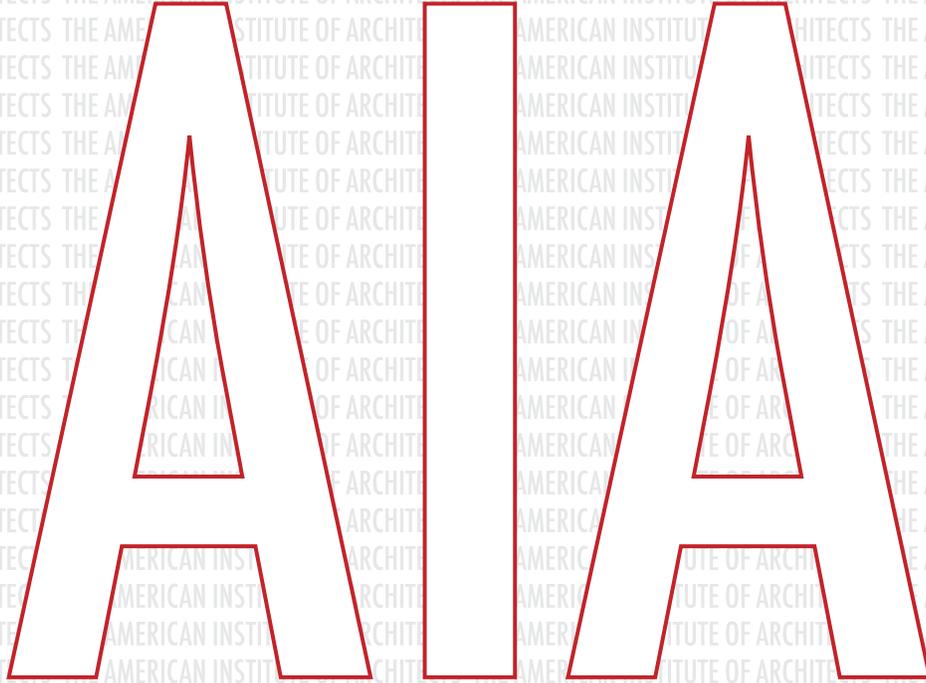


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Richard Mitchell, AIA | President, AIA/Portland Chapter

LIVING SMART EXHIBITION



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FROM 5:30 PM TO 8:30 PM
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PORTLAND, OR 503-223-8757

“... would be welcome in any neighborhood; practical design proves that affordability and design do not have to be mutually exclusive” —Commissioner Randy Leonard

“...traditional, yet distinctive; an efficient use of space while not forgoing a pleasing human scale.” —Mayor Vera Katz



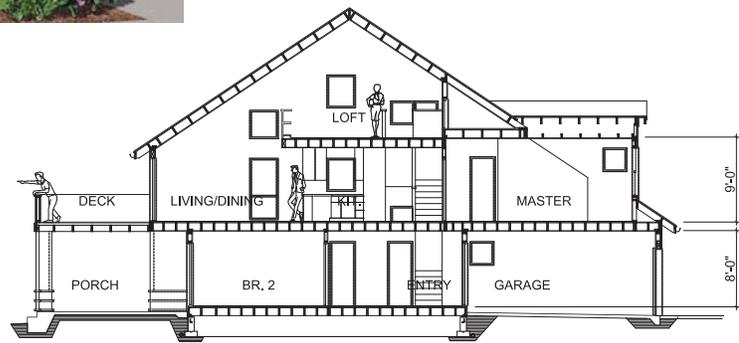
PDX 1

KENTON

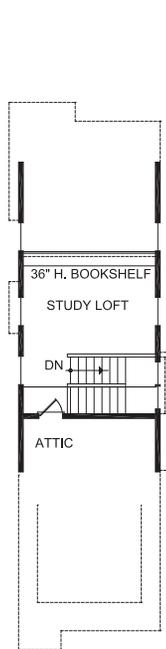
THE CONCEPT OF THIS DESIGN WAS TO BRING DOWN THE SCALE OF THE FACADE AT THE STREET, AND TO TAKE ADVANTAGE OF A THIRD FLOOR LOFT SPACE WITHIN THE 25' HEIGHT RESTRICTION BY TURNING THE MAIN RIDGE PERPENDICULAR TO THE STREET

AREAS

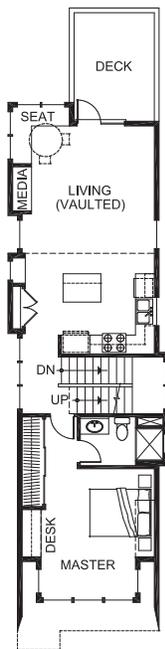
ATTIC	200 SQ. FT.
UPPER	790 SQ. FT.
MAIN	430 SQ. FT.
TOTAL	1,420 SQ. FT.
LOT COVERAGE - 972 SQ. FT.	



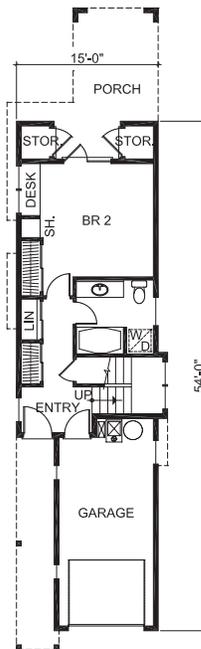
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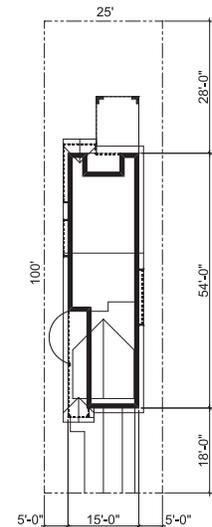
ATTIC



UPPER



MAIN



SITE

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Open House

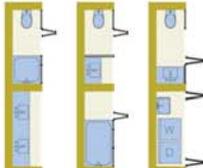
is an innovative project designed to be flexible to serve the needs of its occupants. The plan, skin and appearance of the building can be altered with minimal effort without disturbing the main structure of the house. Furthermore, privacy as well as sustainable issues such as maximizing natural lighting, ventilation and views to the outside are integrated within the design, enhancing its effectiveness to please each and every occupant.

Competition category - PDX1
 Square footage of 2 floors - 1180 sq. ft. each
 Total square footage of house - 2360 sq. ft.
 Building coverage - 1230 sq. ft.



1F base plan / Site plan Base Plans 1/8"= 1'-0" 2F base plan

- 1 Garage
- 2 Garden walk way
- 3 Entry
- 4 Kitchen
- 5 Courtyard
- 6 Balcony
- 7 Closet
- 8 Living spaces defined by occupant
- 9 Utility space that the occupant defines (below are some options)



- Site line
- Fixed structural walls
- Walls of utility spaces
- - - Optional partitions

Visual variety and interest
 An innovative sliding garage door with planters allow the occupants to customize their house's façade with vegetation, while creating a more pleasant pedestrian environment and reinventing the look of the garage

Transition from public to private
 Balcony across the façade creates a semi private area as the transition point from public to private and give occupants the opportunity to survey the neighborhood

Sustainable ideas

- There is no below grade construction, minimal amount of land is disturbed
- All utility spaces are at the north side, while living area is at the south to take advantage of the natural sun light and thermal heat gain, minimizing lighting and heating expenses
- Roof rises and opens up to the south side of the house allowing natural sun light to penetrate the interior spaces even if the neighboring houses are in close proximity
- Central garden allows each room to have its own window and view, maximizing the amount of natural light and ventilation within the house

Accommodating modern amenities and range of life styles

Below are 3 possible scenarios of spaces for 3 different lifestyles, the utility spaces (the green area) changes to serve the function of the adjacent spaces.



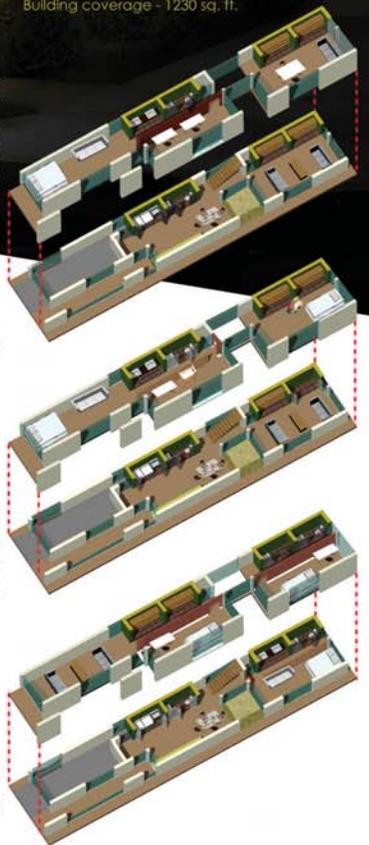
- For the working couple**
- large master bedroom
 - his and her offices upstairs
 - library downstairs with the kitchen and dining area



- For the couple with the new baby**
- baby room close by the master bedroom
 - with the playroom and future bedroom upstairs
 - living and dining room are downstairs



- For the full size family**
- large living room located at the front of the house
 - while 3 bedrooms are located at the back of the house for more privacy



Interior view of courtyard from first floor



Interior view of opening to below from the second floor

1044301626 - Cj.

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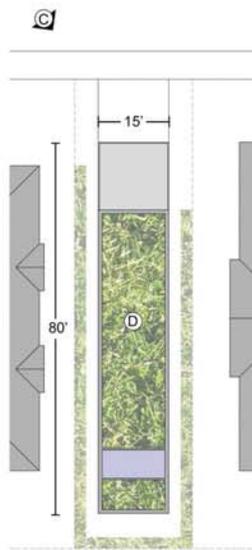
The Portland Stretch—Option PDX 1

Central ideas include a first floor enclosed patio that can accommodate a parked car, a street side mass that downplays an already subtle presence and completely glazed first level spaces. The first level glazing allows natural light, a clear and integral link to the outside environment and a larger perceived width.

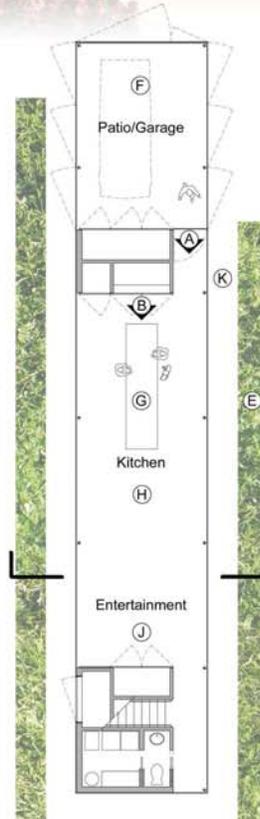
Total square footage: 1950 sq. ft.



Cross Section
 1/8" = 1'-0"



Site Plan
 1/16" = 1'-0"



First Floor Plan
 1/8" = 1'-0"



Second Floor Plan
 1/8" = 1'-0"

Plan Notation:

- D Green roof protects waterproofing, reduces water run off and softens the house appearance. The skylight is over the stairway between the first and second floors.
- E Bamboo screening creates a visible link to the natural environment, dynamic natural light source, perception of a wider space and provides privacy.
- F The ground floor patio can accommodate a parked car and offers concealed storage. If the enclosed patio is used for automobile parking, the completely visible automobile is less disruptive than the large mass of a typical garage.
- G The work table style kitchen provides task space that more congenially accommodates several people.
- H The first floor plan offers flexible spaces that cater to different lifestyles and program evolution.
- J Entertainment equipment is concealed in cabinets under stairway.
- K The simple geometry and standard grid are conducive to modular and/or pre-assembled construction techniques.
- L The second floor patio is an open space, but screened for privacy. The screening helps diminish the street side massing.

1044271354-cU

PDX 3

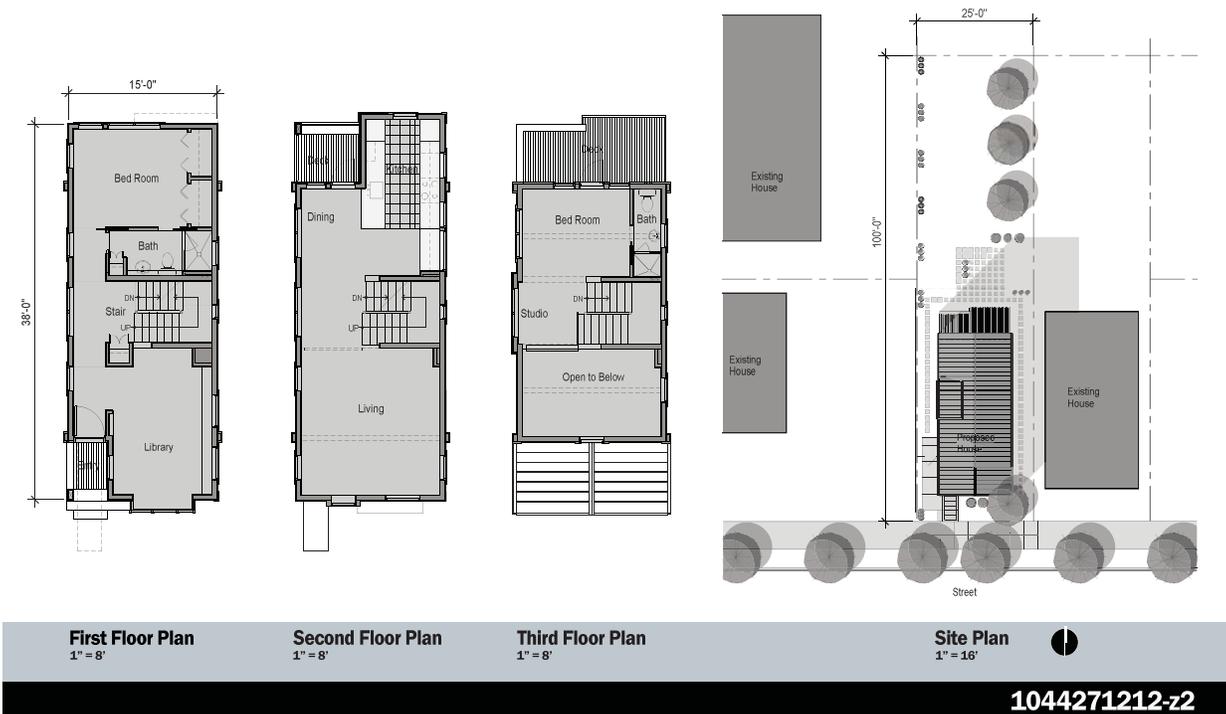
CONTEXTUAL URBAN LIVING

This recently completed house in a historic Portland neighborhood was designed for a 25'x50' lot, but could easily adapt to a 100' site as shown below.

The planning of the house is based on a simple diagram; circulation stair in the center with one area on each side. The first floor addresses the pedestrian scale of the street with a bay window projecting from the semi-private library space and the front entry. Each elevation is consistent in its scale and character having a balanced asymmetrical pattern of windows that relate to the function of the space behind them. Smaller windows at stairs and then opening up living and dining spaces that face south and west.

The east side has the service aspects, bathrooms, stair landings, library shelves, and kitchen. The materials used add to the scale, character and proportional relationships. The house is small, approximately 1,400 gsf, with a site foot print of 570 sf, fitting into its surroundings without impacting them, while blending in with the neighboring houses in size and simplicity. Utilizing natural ventilation for cooling, a radiant in-floor heating system, lasting enduring materials and having a close proximity to public transportation and downtown are some sustainable aspects.

*photos by Charles Miller

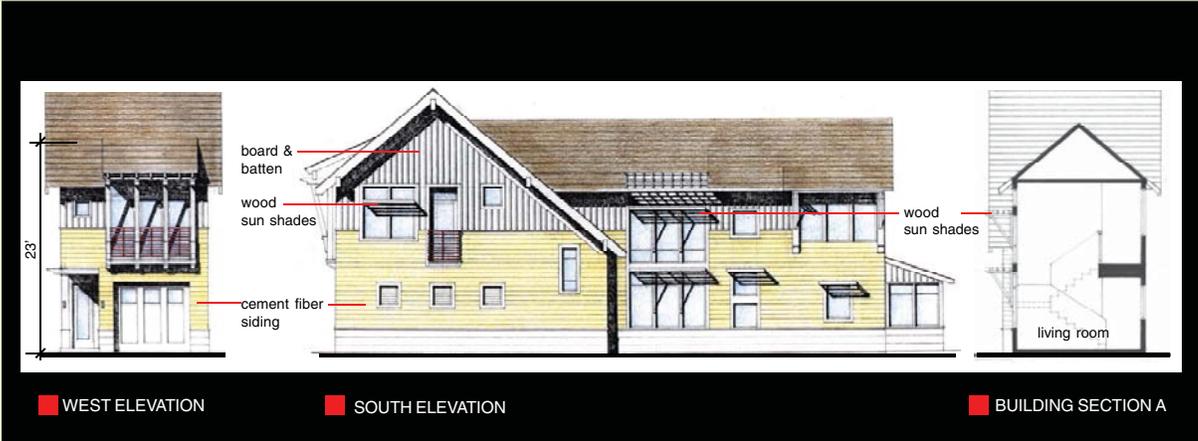


1044271212-z2

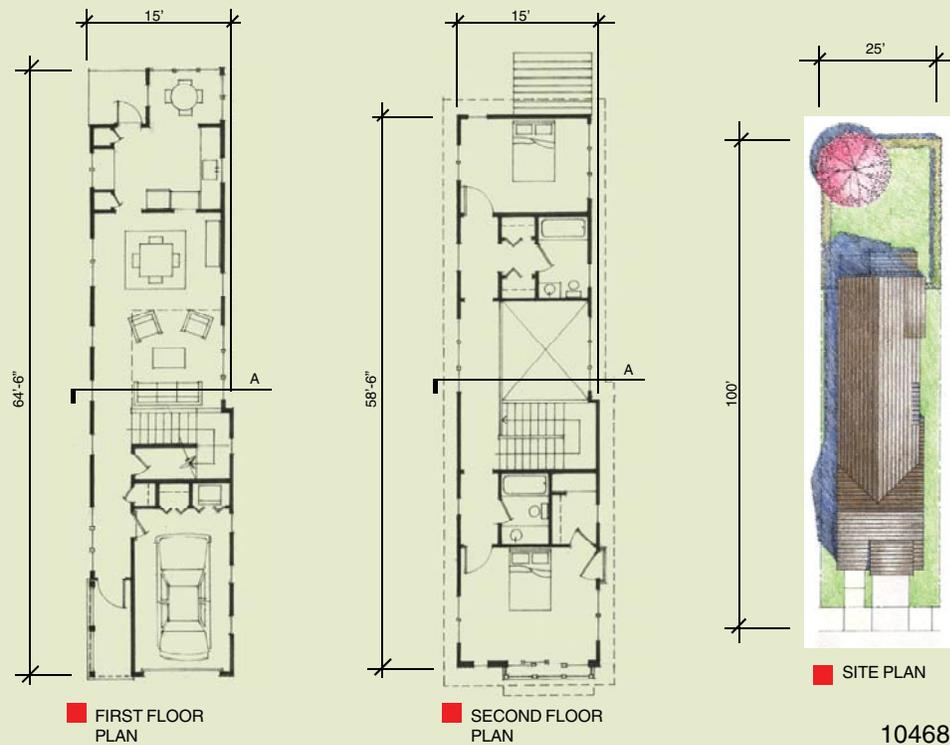


■ SIDEWALK VIEW
 LOOKING FROM
 THE NORTHWEST

Narrow Lot Single-Family House Design
 Category: PDX 1
 Narrative: The proposal seeks a building type that is appropriate in scale and character to older existing homes. Elements from wooden vernacular structures of the Pacific Northwest inspired the building form that mitigates the vertical proportions with a gable side and shed roof facing the street. The building frontage is activated with an entry porch and balcony with projecting brackets. The garage becomes a secondary feature and addresses the pedestrian with windows to the street. Sustainable techniques and building materials such as orienting the long axis east/west, sun shades to the south, renewable materials and certified wood are used in the structure and finishes.
 Data:
 Square footage: 1st floor: 850 sq. ft (including garage)
 2nd floor: 682 sq. ft.
 Total: 1532 sq. ft.
 Building coverage: 904 sq. ft.



■ WEST ELEVATION ■ SOUTH ELEVATION ■ BUILDING SECTION A



■ FIRST FLOOR PLAN ■ SECOND FLOOR PLAN ■ SITE PLAN

104681355-tN

—Portland Catalogue Jury Notes

“Double height living space allows light to penetrate the second floor, while the shared driveway enhances the street frontage.”

The UN-Private Residence

The design for the UN-Private residence saw a need for the single family home to have a presence on the street. The Design allows for the UN-folding of the front façade bringing the living area out to the semi-private porch. Doing so extends the living room to the front and side yard property lines.

Providing a shared driveway leads to a carport in the rear. The car is “optional” where and when a car is not used this space turns into a yard for the family to use. A sliding gate transforms this yard to a private area. The multi-purpose use of the exterior space leads to zero maintenance lawn, where no unnecessary resources are needed to maintain it.

Category PDX1
 Ground Floor = 545.0 sq.ft
 Second Floor = 700.0 sq.ft
 Total Area = 1245.0 sq.ft

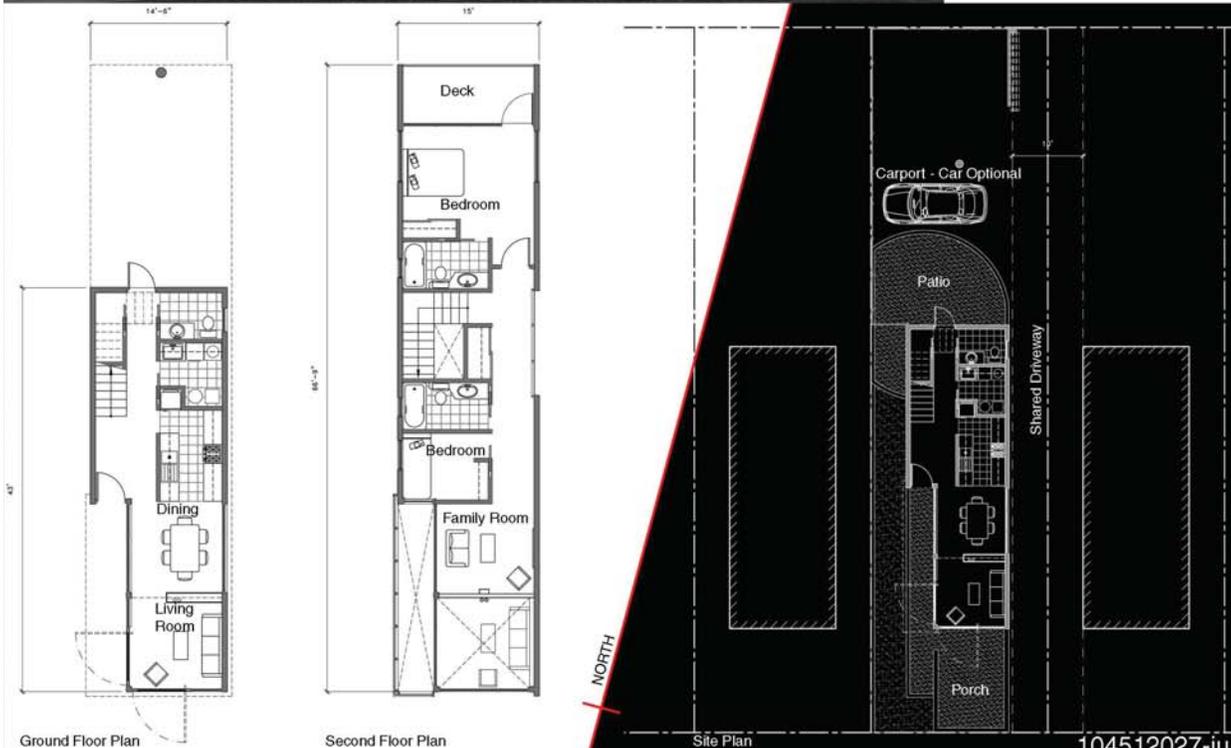
Building Section



Perspective from Street



Concept - Private Space vs. Public Space

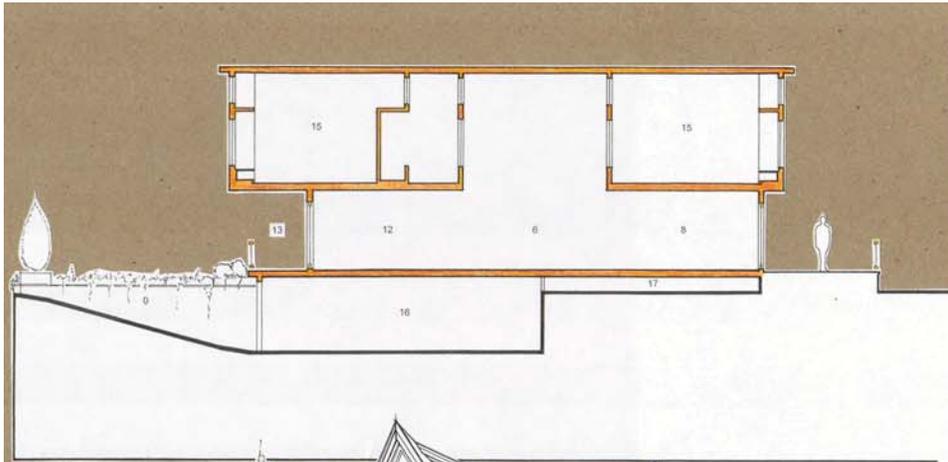


Ground Floor Plan

Second Floor Plan

Site Plan

104512027-iii

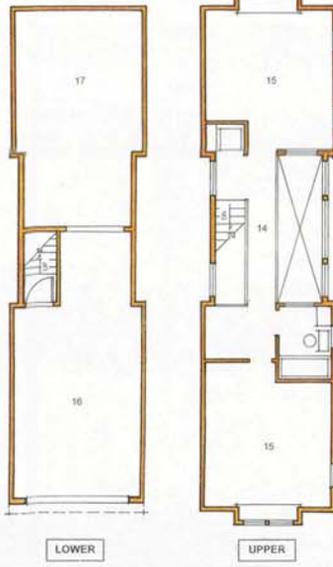
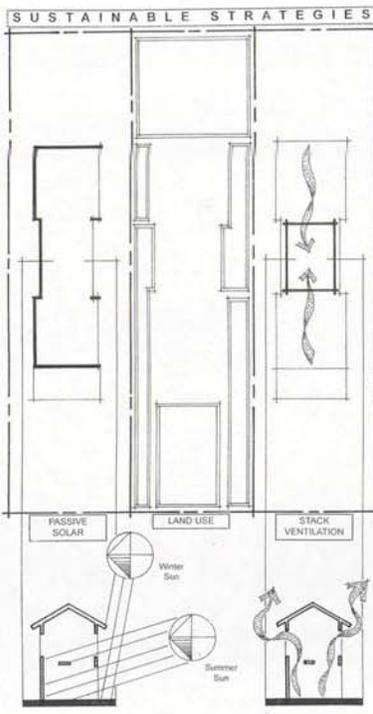
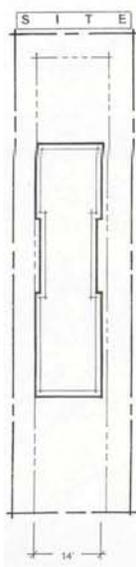
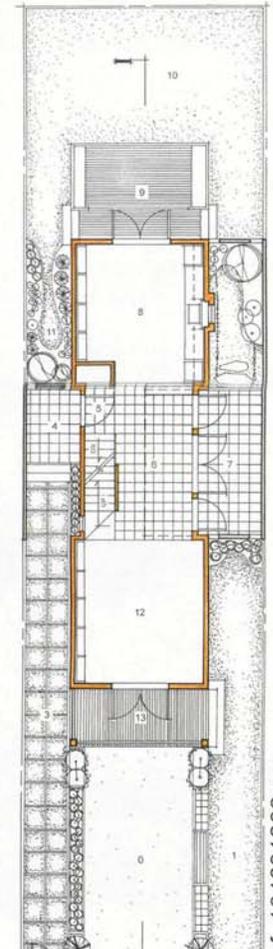
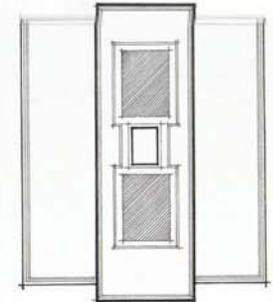
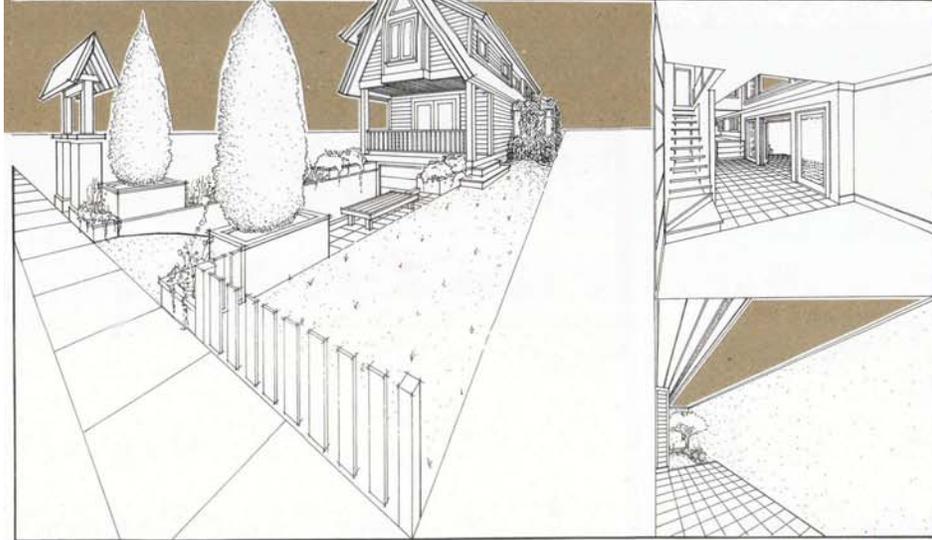


**The (Sub)Urban Home
 P D X 1**

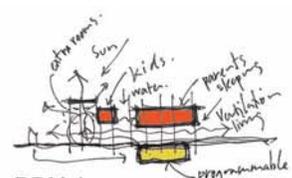
Criticisms of the suburbs have focused on their wasteful land use, isolation, and intransigence. These, however, are not founded in the single-family house, but in a compositional paradigm that views houses and their sites as bounded objects. Activities of dwelling move through spatial boundaries freely.

Area	1756 ft²
main	628 ft ²
upper	730 ft ²
lower	398 ft ²
Coverage	712 ft²

The (Sub)Urban Home offers an alternative view of single-family detached housing: one that supports diverse lifestyles, utilizes land wisely through providing a variety of desired private & public outdoor spaces, uses energy conscious design strategies, and allows opportunities for individuals and households to build their own sense of community, one that can change over time.



- | | |
|---------------------------------|------------------|
| 0. driveway | 9. deck |
| 1. front yard | 10. rear yard |
| 2. porch | 11. north garden |
| 3. outdoor path | 12. living |
| 4. entry terrace | 13. porch |
| 5. entrance | 14. bridge |
| 6. hall | 15. bedroom |
| 7. contemplative garden/terrace | 16. garage |
| 8. kitchen/dining | 17. roof space |



PDX 1

Site coverage: 855 sq.ft.
Total area two floors: 1300 sq.ft.

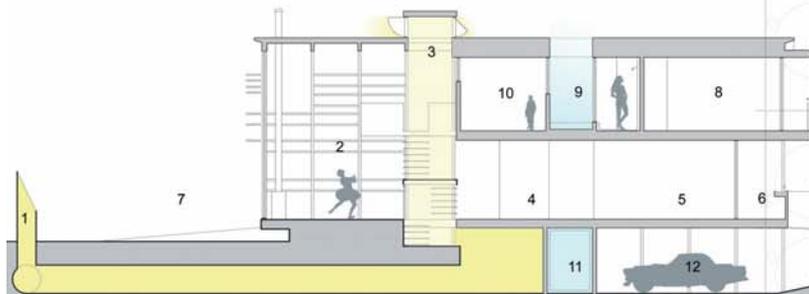
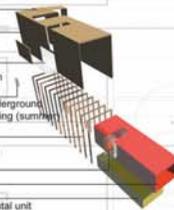
The multitude of contemporary family types and a willingness to achieve a more sensitive way of dwelling are the basis of the flexible house.

Structure and skin establish the ever changing boundaries of private space. The structure also creates interstitial space where individuality can be showcased. Program elements are added as needed such as containers inserted into the structure. Standardisation is key to any sustainable design.

The basement space is the soul of this machine for living. An evolving space, controls for natural ventilation and a water reuse system are major components of the house's underground.

At an urban scale the streetscape is a colorful display of personalities and family types. As the flexible house evolves so too will the streetscape.

- air exhaust for summer heat
- natural ventilation
- skin
- recycled wood
- semi-private space
- exterior space can be shared
- creating a small courtyard garden
- air intake
- the intake is connected to an underground
- pre-heating (winter) and pre-cooling (summer)
- structure
- no interior supporting walls
- creates a very flexible living area
- water collector
- bedrooms
- programmable space
- garage, parent's room, office, rental unit



multi-generation
multi-family
The flexible house
carpenter's
architect's
dancer's
couple's
doctor's

longitudinal section

1/8"=1'-0"



ground floor plan

1/8"=1'-0"

- 1. air intake for pre-heating and pre-cooling
- 2. living area (possible addition of third bedroom on first floor)
- 3. vertical circulation of people and air
- 4. dining area (possible link with neighbor)
- 5. kitchen
- 6. spice garden
- 7. garden
- 8. master bedroom
- 9. water garden (rain water collector)
- 10. child's bedroom
- 11. rain water and gray water storage for exterior use
- 12. programmable space (grandmother, garage, office, rental unit)
- 13. front garden
- 14. entry

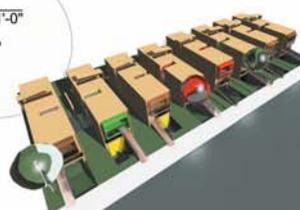
site plan

1/16"=1'-0"

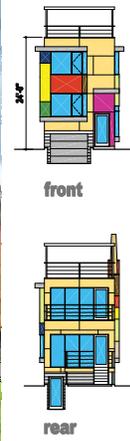


first floor plan

1/8"=1'-0"



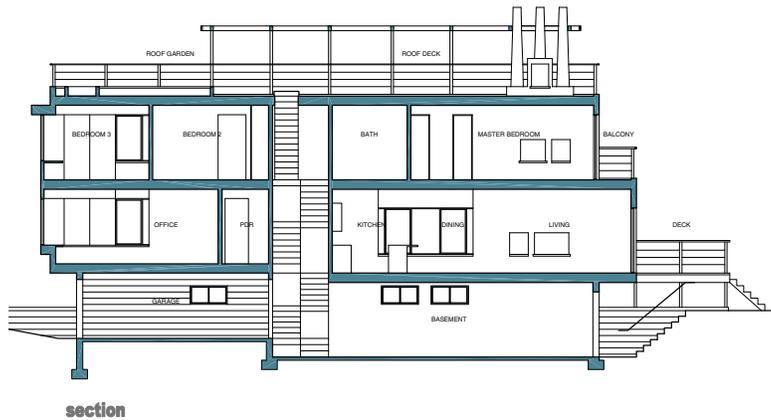
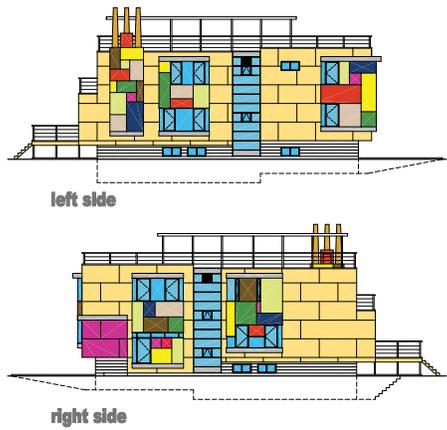
104751726-cM



A House of Wood for Portland - PDX 1

The house maximizes its use of wood, a recyclable, renewable, low embodied energy, locally produced building product. Pre-manufactured, factory cut SIPs panels, and engineered-lumber floors are assembled on-site above an insulated CMU foundation. Pre-finished wood windows, doors, railings, decking, trim, and veneered plywood skin panels enclose the structure, while a roof garden and deck increase the house's useable area. Photovoltaic cells suspended in tempered glass panels provide electricity and partially filter sunlight above the roof deck. The roof garden insulates, reduces heat island effects and is maintained with collected rainwater. Clear and translucent low-E glazing at the bays maximize views, daylighting and privacy.

ground:	809 sf
first:	745 sf
second:	792 sf
building coverage:	965 sf
total:	2346 sf



104541226-9y



towards a new architecture of mass customization

modular construction for a specific solution

'higher living' home pdx 1

problem: -given the proximity to neighbors, access to natural light on the lower floor is limited.

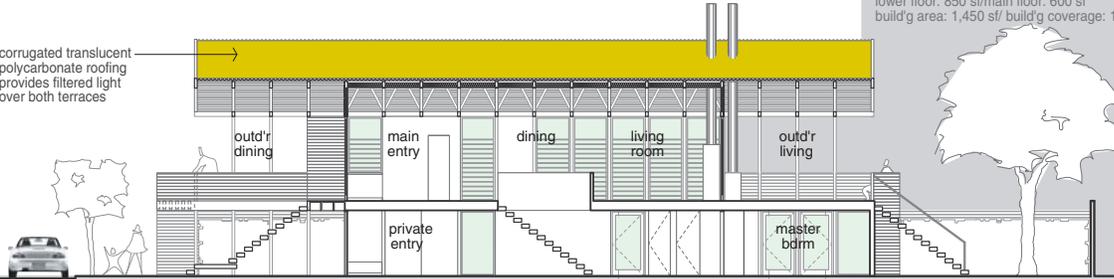
solution: -to maximize natural light where it counts the most, we placed the living area above the bedrooms.
 -a polycarbonate covered terrace at each end provides an ideal transition to the outside.

street interaction: -the 'outdoor dining room', strategically placed over the carport, brings life to an area usually neglected.
 -a generous landing at the entry stair becomes a welcoming vantage point for public interaction.
 -the workshop off the carport adds to this as well.

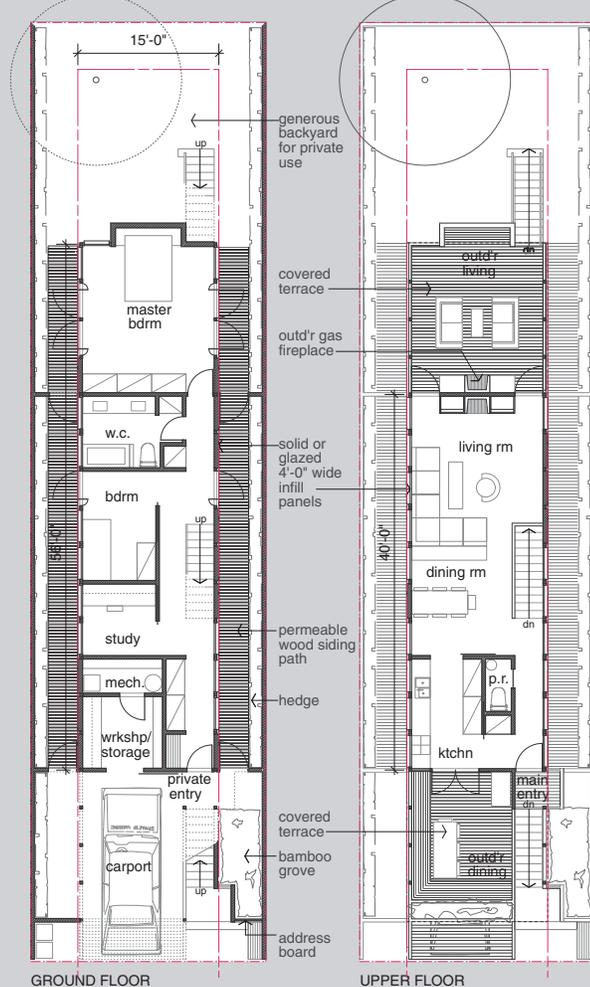
mass customization: -the modular quality of this proposal (4' grid) promotes uniqueness, a rare feature for a non-site specific project.
 -depending on privacy and sun orientation, a combination of solid, glazed or louvered panels are fitted to achieve the desired effect.

lower floor: 850 sf/main floor: 600 sf
 build'g area: 1,450 sf/build'g coverage: 1,140 sf

corrugated translucent polycarbonate roofing provides filtered light over both terraces

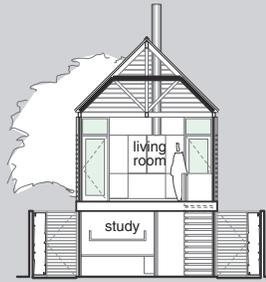


LONGITUDINAL SECTION



GROUND FLOOR

UPPER FLOOR

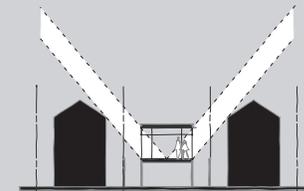


CROSS SECTION



view from the street

-a key element: the healthy relationship between public and private.
 -the ground floor is kept low to encourage interaction between the street and the outdoor dining room.

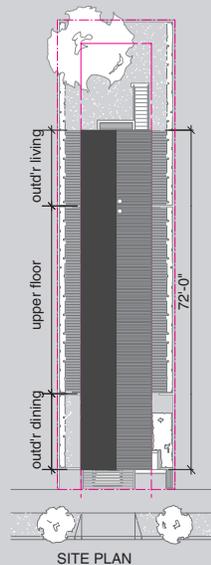


conceptual sketch

-no matter the orientation, the main floor is always bright. the sloped roof was introduced as a contextual gesture.

side yard privacy

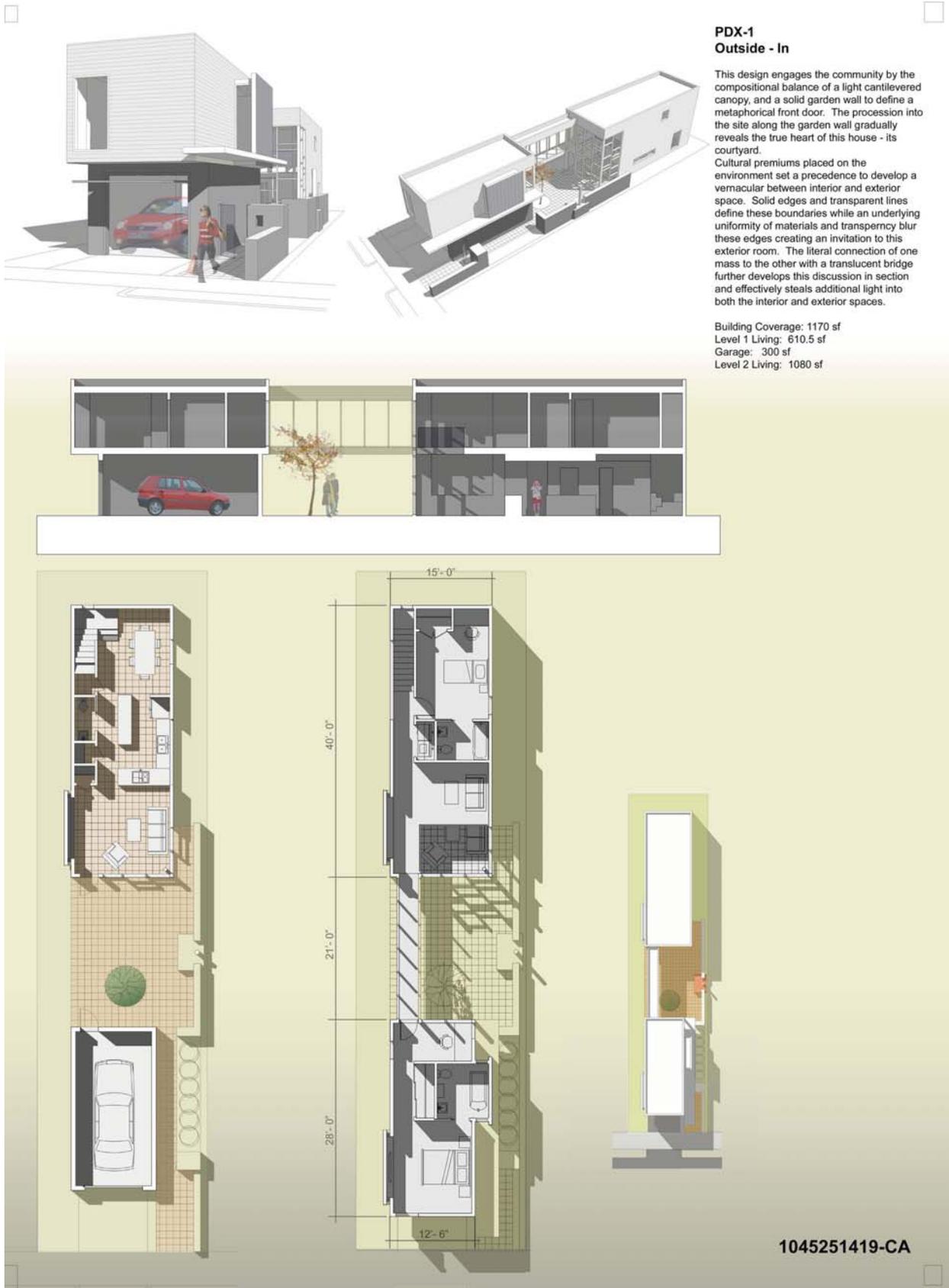
-an example of privacy offered by louvered panels.
 -other infill options include solid wall, bay window or french balcony.
 -solid walls would typically be clad with wood or metal siding.



SITE PLAN



104521133-LT



**PDX-1
Outside - In**

This design engages the community by the compositional balance of a light cantilevered canopy, and a solid garden wall to define a metaphorical front door. The procession into the site along the garden wall gradually reveals the true heart of this house - its courtyard.

Cultural premiums placed on the environment set a precedence to develop a vernacular between interior and exterior space. Solid edges and transparent lines define these boundaries while an underlying uniformity of materials and transparency blur these edges creating an invitation to this exterior room. The literal connection of one mass to the other with a translucent bridge further develops this discussion in section and effectively steals additional light into both the interior and exterior spaces.

Building Coverage: 1170 sf
 Level 1 Living: 610.5 sf
 Garage: 300 sf
 Level 2 Living: 1080 sf

1045251419-CA

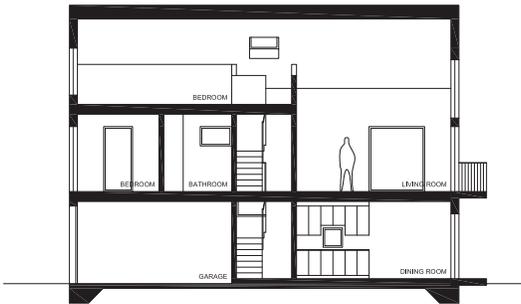
PDX 1 MAX HOUSE

The MAX HOUSE creates the maximum space out of the minimum volume. Neighborhood oriented, kitchen and dining room front the street at ground level while the above living room extends outwards with its balcony. Bedrooms are at the rear for quietness. Spread on three levels, each room enjoys privacy, isolated by a central staircase. The master bedroom connects as a mezzanine with the living room’s double height ceiling. A shared driveway allows car access to the back garage. Facades are made of natural materials, copper, slate and varying species of wood for subtle rhythm.

Building coverage: 650 sq. ft.
 Total square footage: 1 360 sq. ft.
 Level 0: 600 sq. ft.
 Level 1: 560 sq. ft.
 Level 2: 200 sq. ft.



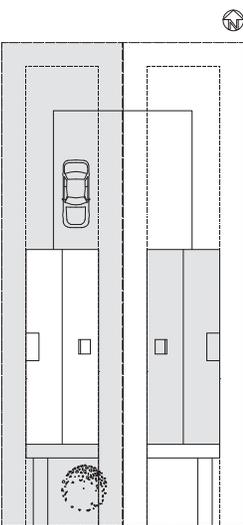
street elevation



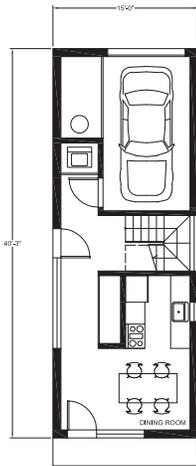
section A
1/8" = 1'-0"



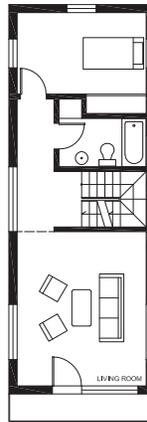
living room looking towards street



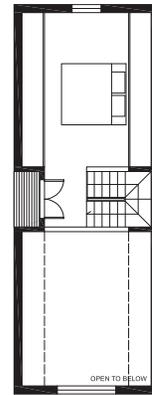
site plan
1/16" = 1'-0"



plan level 0
1/8" = 1'-0"



plan level 1
1/8" = 1'-0"



plan level 2
1/8" = 1'-0"

10476957-cH



SECTION 1/8"



VIEW FROM SOUTH WEST



104720163-TC

PDX1
04.03

04.03 is oriented to the pedestrian and his/her relationship to the environment.

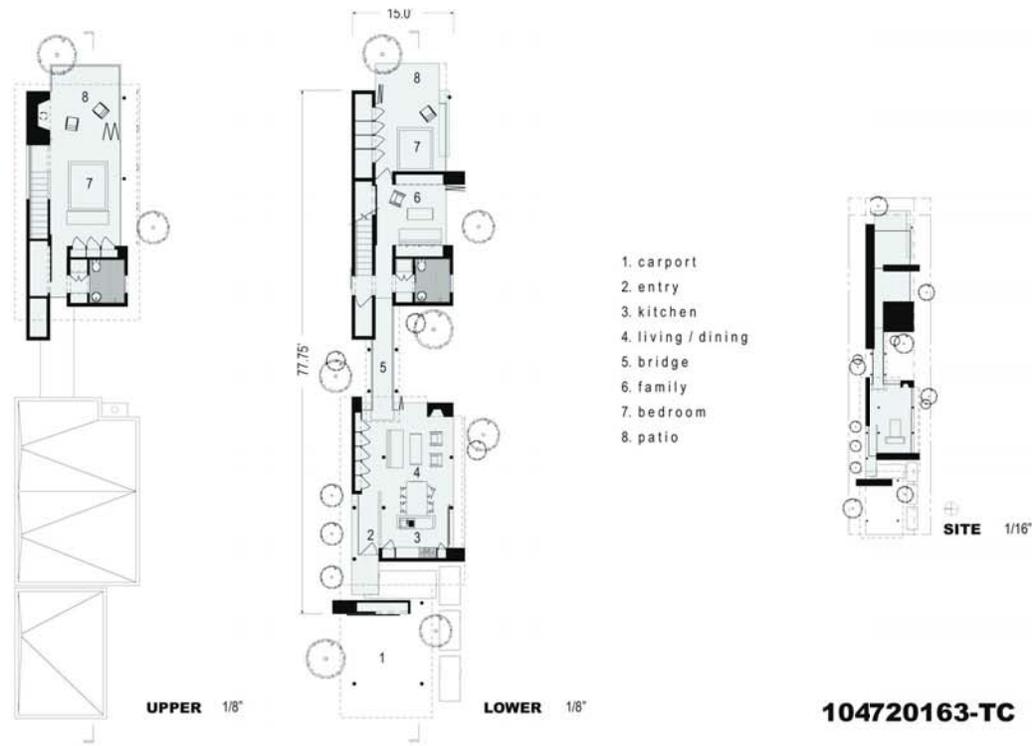
The living spaces in 04.03 are defined by a series of planes and masses set in the landscape, visually borrowing from the exterior to extend the "rooms" outdoors.

04.03 utilizes a basic steel frame and prefabricated wall panels allowing for relatively easy "mass customization" and a reduction in waste. There are no secondary finishes. The construction materials are the finish materials; steel, concrete, stained plywood and glass.

04.03 boasts environmentally sensitive technology, employing passive solar heating principles as well as an inslab radiant heat source.

lot coverage: 1006.00 s.f.

lower level: 759.00 s.f.
upper level: 338.00 s.f.
total: 1097.00 s.f.



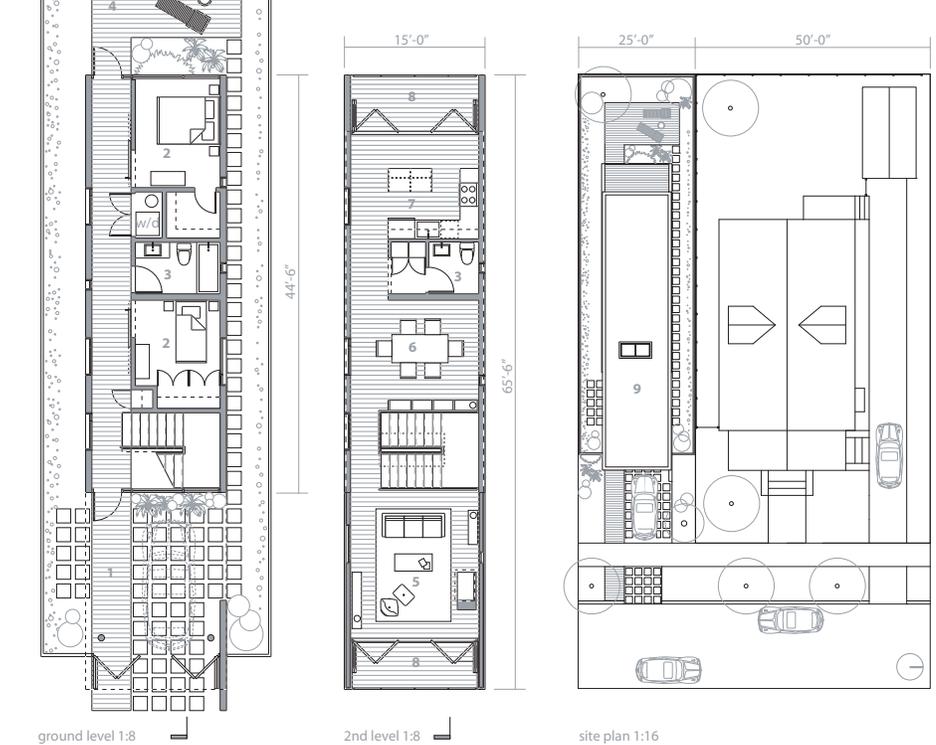
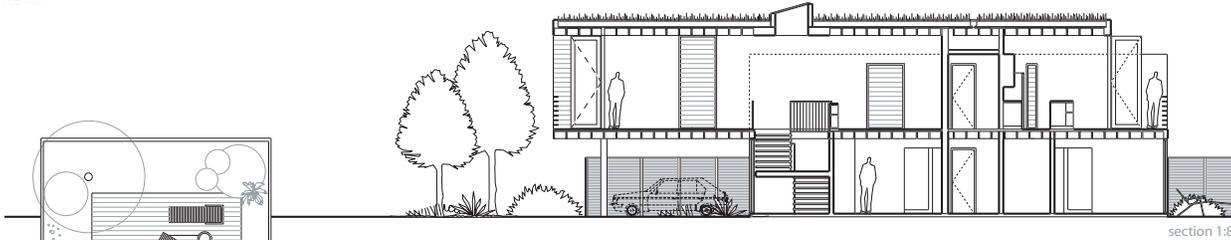
SWITCH (pdx1)

Portland is known for its public transportation. The city fosters travel by foot, bike, car, bus, trolley and max train. Residents move through the urban fabric with ease, switching between these modes of movement. In recognizing the flexibility of Portland's transportation infrastructure, new design opportunities appear for its architecture.

The SWITCH house responds to this trend by creating a flexible frontage – a welcoming entry that functions as a covered porch or secure garage. Contrary to the typical narrow lot house, this dwelling has large open public spaces on both levels of the dwelling, promoting interaction with neighbors on the street.

The home is a simple construction of wood framing over a Rastra block base, a material that provides thermal mass. FSC wood products complete the framing and cladding system. An eco-roof provides insulation and gray water collection for irrigating the lawn and flushing toilets. A single on-demand water heater supplies the radiant floor system.

Total SF=1,483sf (ground level=668sf; second level=815sf). Lot Coverage = 984sf.



1. covered entry/motor court
2. bedroom
3. bath
4. deck
5. living room
6. dining room
7. kitchen
8. terrace
9. planted roof



1047101218-C9

SMALL IS BEAUTIFUL

PDX 2

SQ. FOOTAGE: 632 + 653 = 1285 sq.ft.
 BUILDING COVERAGE: 912 sq.ft.
 GARDEN: 1070 sq.ft.

SMALL-IS-BEAUTIFUL IS ABOUT THE TOPICS LIGHT & AIR, PRIVACY & NEIGHBOURHOOD, INSIDE & OUTSIDE. THE GARDEN-WALL ALLOWS THE HUGE GLAZING OF THE PRIVATE ROOMS ON THE GROUND FLOOR. LIGHT & AIR GET INTO THE ROOMS, INSIDE & OUTSIDE SEEM TO MELT AND THE GARDEN APPEARS AS AN EXTENSION OF THE ROOMS. THE COMMON ROOMS ARE IN A WOODEN TUBE THAT FLOATS ABOVE THE GROUND FLOOR THROUGH THE HUGE WINDOWS AT THE TUBE'S ENDS THE BUILDING COMMUNICATES WITH THE NEIGHBOURHOOD. IN THE CENTER OF THE TUBE AN ATRIUM IS SITUATED.



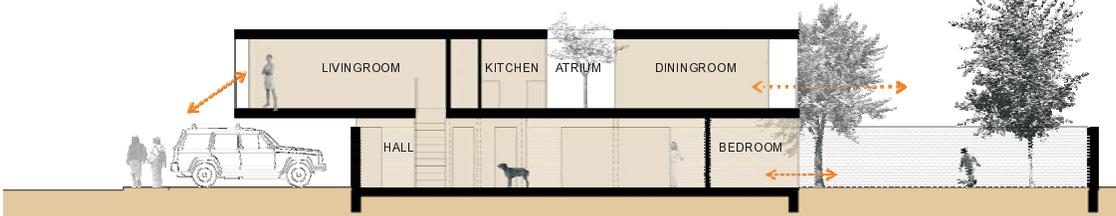
VIEW FROM STREET



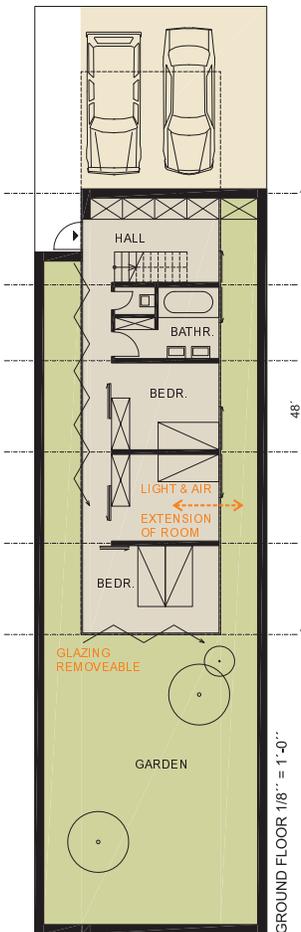
VIEW FROM GARDEN



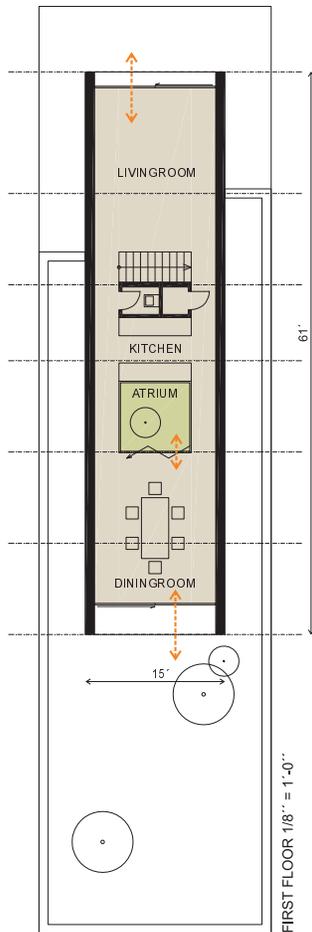
VIEW FROM REAR



SECTION A 1/8" = 1'-0"



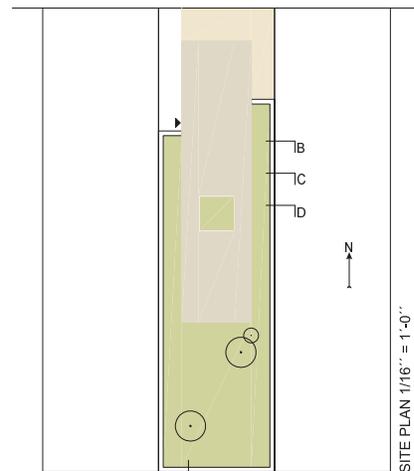
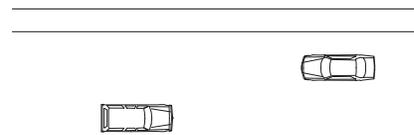
GROUND FLOOR 1/8" = 1'-0"



FIRST FLOOR 1/8" = 1'-0"

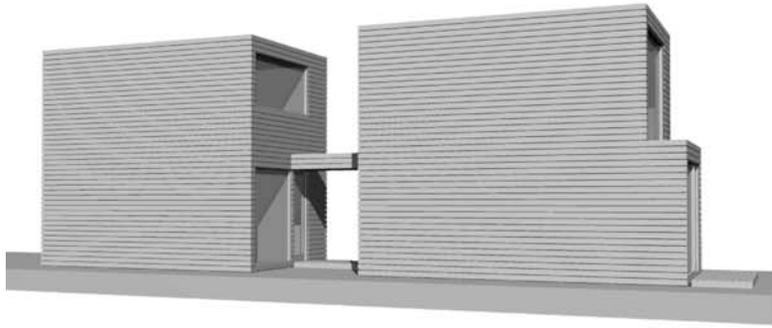


SECTION 1/16" = 1'-0"



SITE PLAN 1/16" = 1'-0"

104628158-WA



DUOBARR

PDX 2

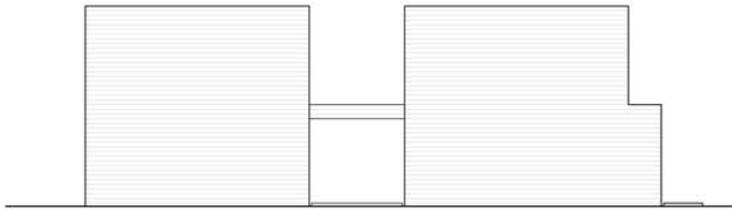
- //Roof assembly allows for optional "green roof". Benefits would include:
 - Increased stormwater retention
 - Stormwater purification
 - Reduced "Urban Heat Island Effect"
 - Improved roof insulation
 - Improved air quality

//Exterior cladding comprised of "wood rainscreen": 1x6 wood boards spaced 3/4" apart at joints. Boards applied over a 1 1/2" ventilated cavity. Joints detailed to discourage water penetration through gravity and capillary action. Positive ventilation of cavity ensures rapid evaporation of residual moisture.

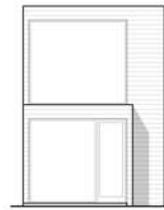
- Equalized pressure at building skin, discourages moisture infiltration
- Improved thermal insulation

//Hydronic radiant floor heating. Water supplied by energy-efficient on-demand water heater.

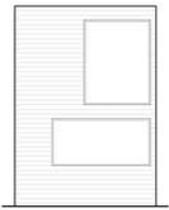
1st Floor: 699 S.F. 2nd Floor: 658 S.F.
 Total Square Footage: 1,357 S.F.
 Building Coverage: 818 S.F. (w/ decks)



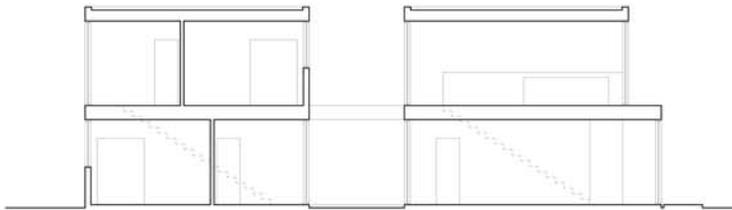
EAST



SOUTH

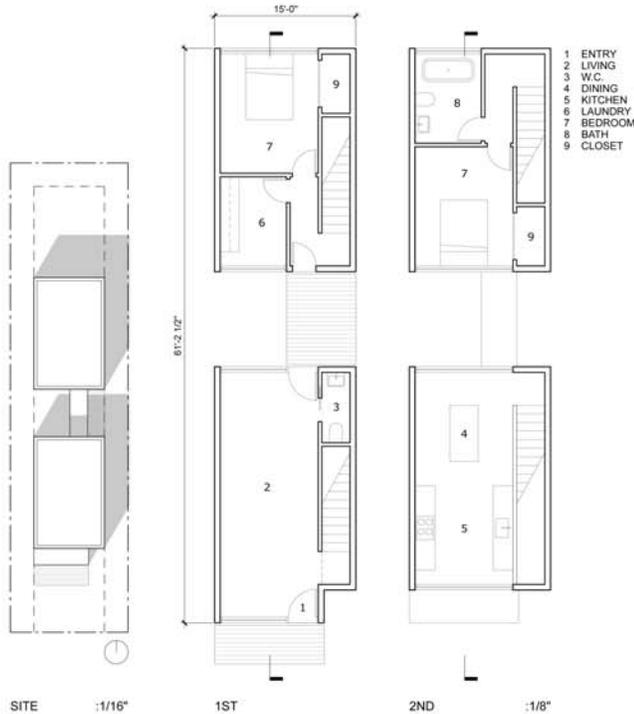
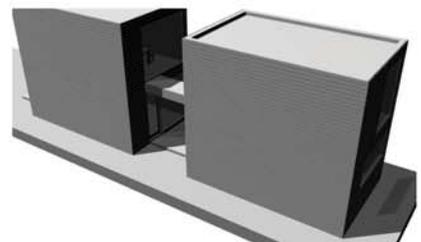
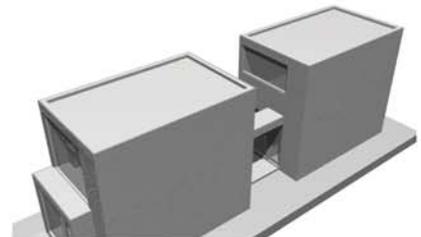
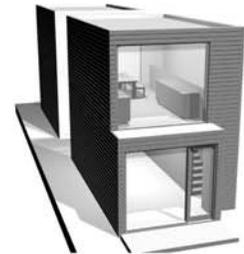


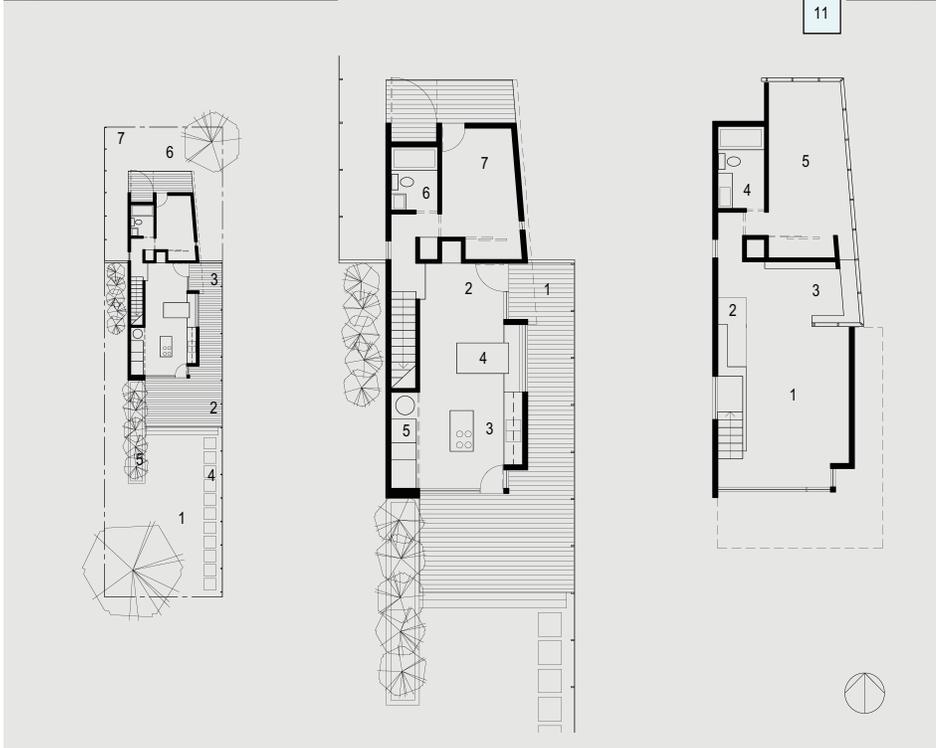
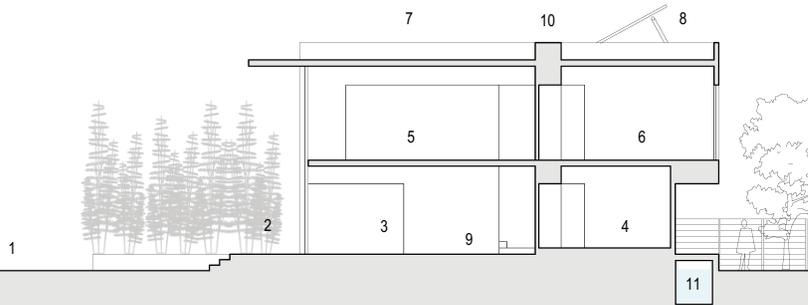
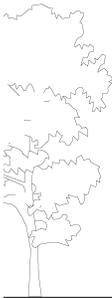
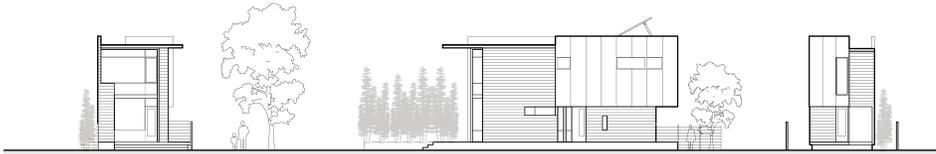
NORTH



SECTION

:1/8"





between house PDX 2

stacked **public** living spaces engaged with large public **front** garden and street entrance and circulation **between** realms stacked **private** support spaces engaged with small private **back** garden

between house is **modest** and modern radiant slab is **comfortable** and beautiful structural insulated panels are **fast** and strong reclaimed cedar siding is **warm** and durable water recycling system is **efficient** and smart mass and windows keeps things **cool** translucent panels **glow** with light garden is **productive** and healthy

living **between** two sides top and bottom

630 sf building coverage / 1200 sf total

elevations
 1 cedar rainscreen
 2 polycarbonate panels
 3 wood louvers
 4 wood window system

section
 1 garden to street 2 raised wood deck
 3 kitchen great room 4 sleeping / office
 5 living room 6 sleeping / office
 7 structural insulated panel
 8 solar water heating
 9 stained concrete radiant slab
 10 passive ventilation chimney
 11 rainwater storage for recycle system

site plan
 1 garden to street 2 polycarbonate fencing
 3 raised wood deck 4 pervious pavers
 5 bamboo planter 6 private garden 7 wood fencing

ground plan
 1 raised wood deck 2 entry 3 kitchen
 4 built in seating 5 utility closet 6 bath
 7 sleeping / office 8 storage

upper plan
 1 living room 2 casework 3 study
 4 bath 5 sleeping / office



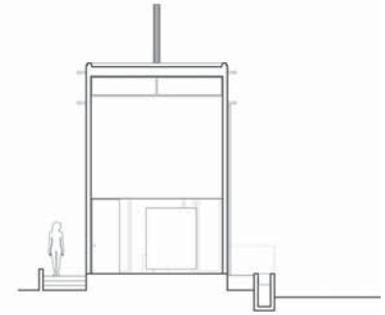
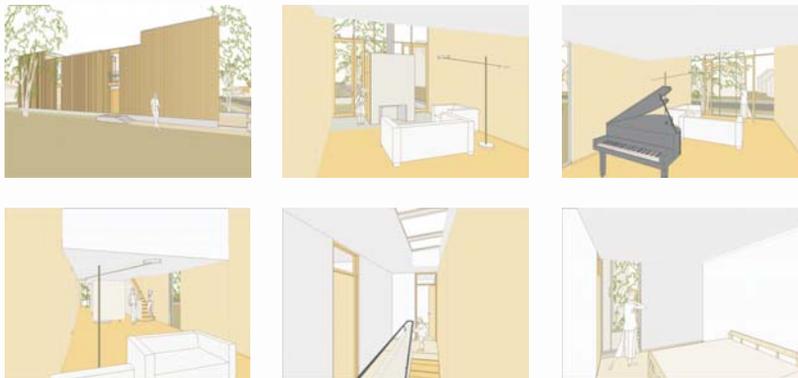
104551140-MW



Open House

Simple framing, structural clarity and an open plan support livability with modest means. A variety of exterior material options encourage a site-specific response to neighboring buildings and express client taste. Primary finish materials include cedar siding, fiber-cement panels and integrally colored cement plaster. Window area, representing less than 20 percent of the home's exterior wall area, is positioned to minimize loss of adjacent neighbor privacy while admitting daylight deep into the home. Interior blinds adjust daylight levels while controlling resident privacy. Exterior areas are developed to encourage social interaction, minimize impervious surfaces and utilize storm water for irrigation on site. The interior of the home is developed to address the limited width of the space, with two-story volumes providing spatial relief from the long, narrow site. An arched entry elevation emphasizes connection to street and community.

Category: PDX 2
 Living Area: 1468 sf, Lower Level: 523 sf
 Building Coverage: 1040 sf



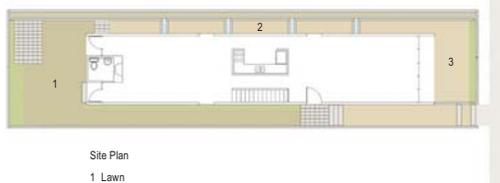
Section



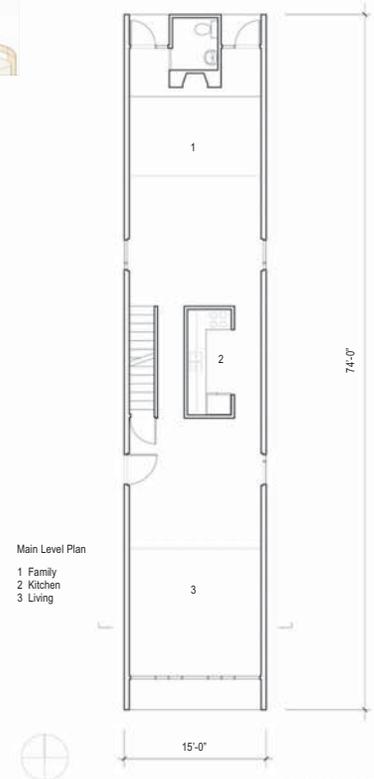
Upper Level Plan
 1 Bedroom



Lower Level Plan
 1 Laundry
 2 Multi-Purpose
 3 Utility & Storage

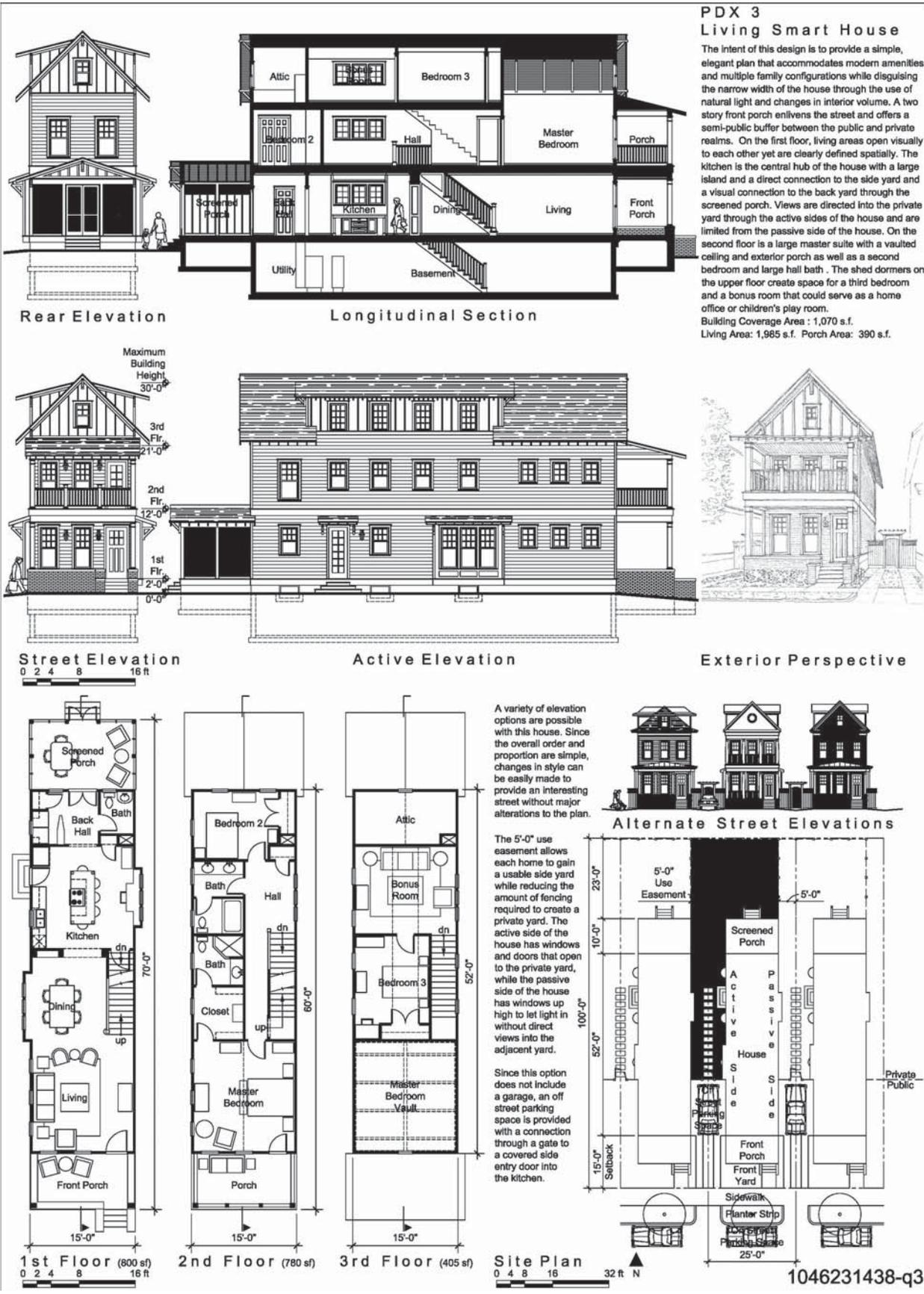


Site Plan
 1 Lawn
 2 Stormwater Weir
 3 Crushed Granite



Main Level Plan
 1 Family
 2 Kitchen
 3 Living

104626127-of





The 2100 SF (PDX3) Chameleon House combines Suburban-style outdoor space, including gated driveway, with an elevated urban-style loft. The addition of "Room-X" affords owners an opportunity to subsidize their mortgage with a "room-for-rent" OR build a third and fourth bedroom OR work-in-house OR set up an autonomous in-law unit. The base of the Chameleon house is site-built and serves as an armature for prefab. elements comprising the upper two levels. The vertical proportion of the exposed street facade blends with tall, narrow, surrounding residences. The non-glazed portions of the exterior facade can sport wood or alternate cladding depending on the context.

Chameleon House



Street View



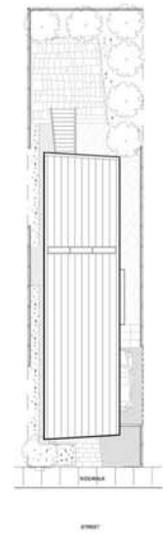
Ground Floor



Second Floor

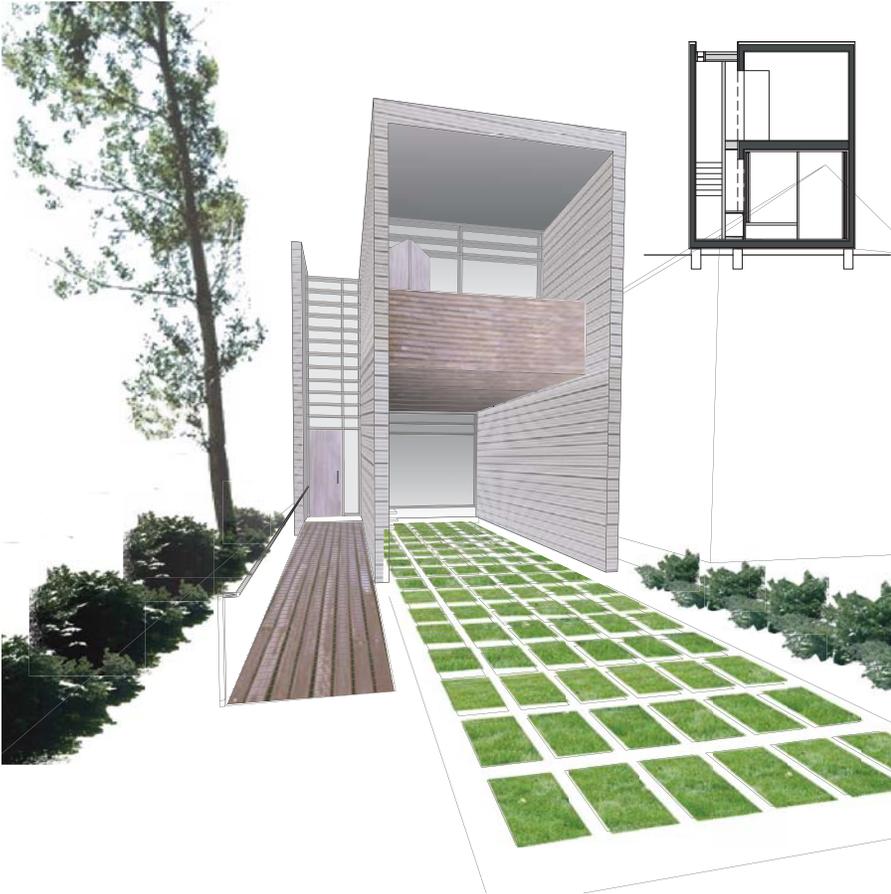


Third Floor



Site Plan

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Living Smart - Category PDX4

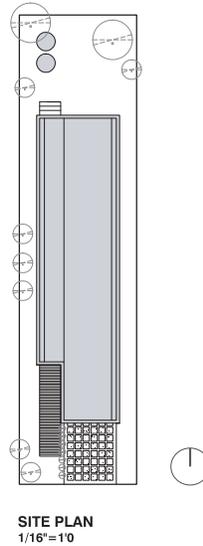
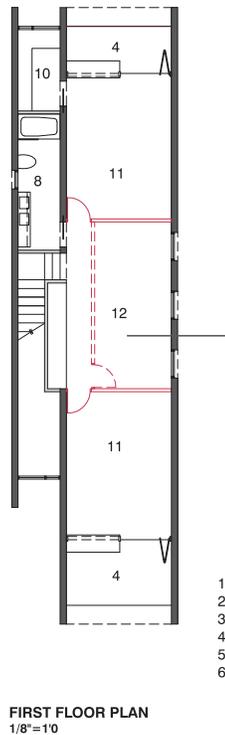
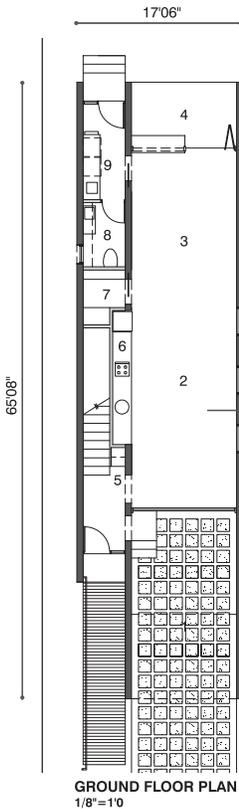
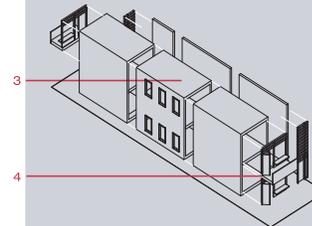
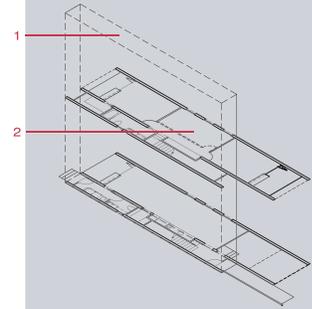
The aim of this design is to give the homeowner maximum flexibility and choice while delivering an environmentally sustainable outcome.

Flexible

- 1 Services are contained in a single unit of the house, allowing for maximum customization of habitable space.
- 2 Internal walls are screw-fixed panels that can be relocated to suit the occupant's needs.
- 3 Prefabricated modules ensure easy and low cost construction. Standardized floor width allows internal walls to be located anywhere.
- 4 Certified wood infill panels at front and rear can be customized by individuals creating a wide variety of potential aesthetic outcomes.

Sustainable

- 5 Pervious pavement
- 6 Roof water collection for grey water use.
- 7 Use of recycled content and rapidly renewable materials.



- | | |
|---------------|------------------------------|
| 1 CARPORT | 7 PANTRY/STORE |
| 2 DINING | 8 BATHROOM |
| 3 LIVING ROOM | 9 LAUNDRY |
| 4 VERANDAH | 10 WARDROBE |
| 5 COAT STORE | 11 BEDROOM |
| 6 KITCHEN | 12 BEDROOM/
OFFICE/LIVING |

**LIVING SMART
DESIGN
COMPETITION**

Reg. No. 104661456-LH

1st Floor **2nd Floor** **1st Floor** **2nd Floor** **1st Floor** **2nd Floor**

2 BR **4 BR** **3BR**

Section
scale: 1/8" = 1'-0"

East Elevation
scale: 1/4" = 1'-0"

SubUrb Floor Plan
scale: 1/8" = 1'-0"

Site Plan
scale: 1/16" = 1'-0"

SubUrb House CTP

SubUrb House provides dual living units on each narrow lot creating higher densities, lower land/unit costs, more affordable entry units and or higher profits.

SQ FT:

SubUrb Unit	
Sub: 3BR 2.5 Bath	= 1285
Urb: 1BR 1.0 Bath	= 819
2BR 1.5 Bath	= 1323
3BR 2.5 Bath	= 1522
4BR 3.5 Bath	= 1900

- Sustainability
- Maximize usable exterior space
- Visual control, daylighting & cross ventilation
- Layered Public/Private entry
- Reduce Mass of Street frontage

Facade Along Streetscape **Pedestrian Oriented** **Reduce Mass**

recycled, high durability roofing material with light color
 integrated gutter for rain water collection
 use of local materials (wood siding)
 perimeter landscaping to define exterior space
 high windows to daylight central stair
 use of local materials (stone)
 sub-grade cistern for rainwater harvesting
 exterior bike storage
 low toxicity interior finishes

Suburban Unit
 517 sf
 Garage 240 sf
 maximize southern natural light exposure
 entry court
 gated drive to define courtyard
 local material wood flooring
 use of non-potable water for toilets
 view to street & court
 maximize southern natural light exposure
 Total Ground Level Footprint = 1164 sf

Urban Unit non-automobile
 407 sf
 allow natural light penetration
 all windows with face & triple glazing
 energy efficient lighting
 street view

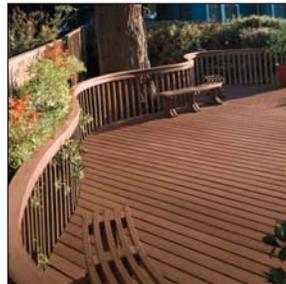
Legend:
 ● entry
 ● entry wall
 ● porch
 ● gate
 ● fence

At some point you have to ask yourself...

Do I just want to build it? Or do I want to build it better?



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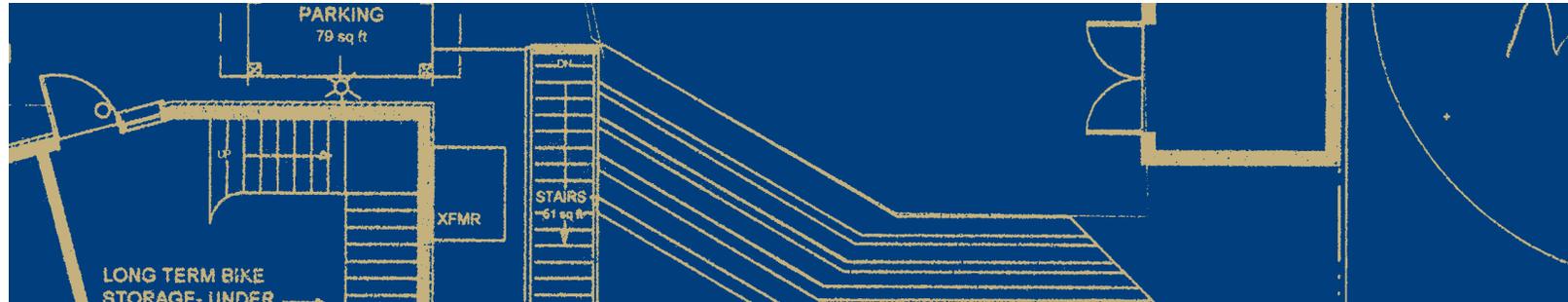
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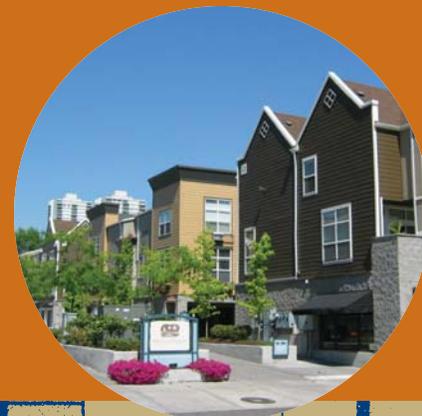
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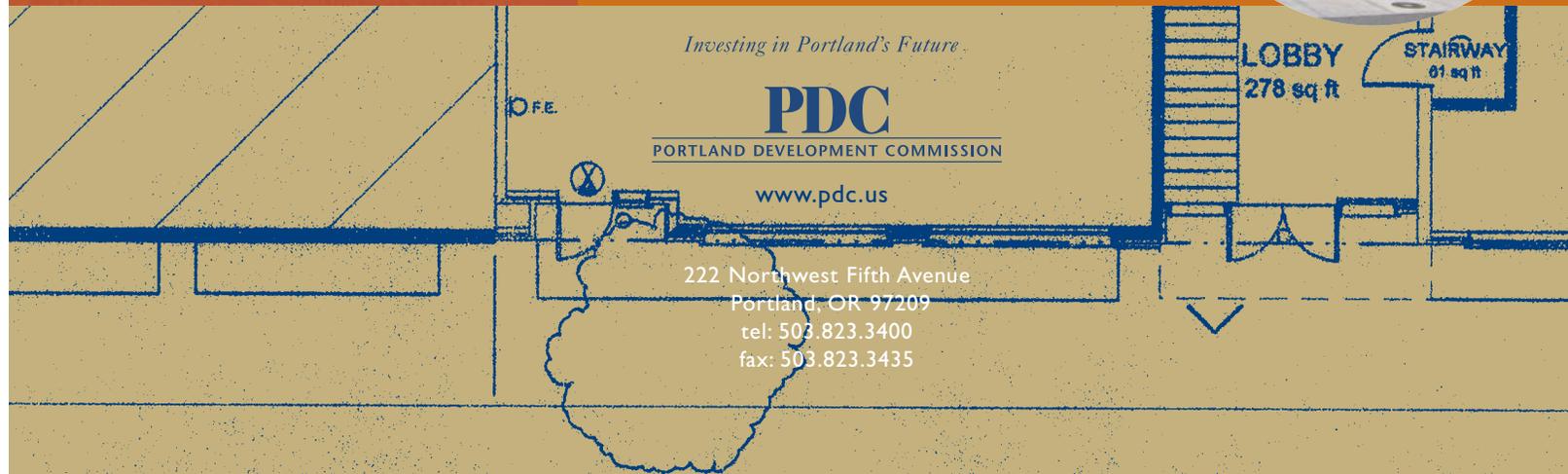
PORTLAND DEVELOPMENT COMMISSION

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278 sq ft

STAIRWAY
81 sq ft





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