

VOLUME 2, ISSUE 5

SEPTEMBER-OCTOBER 1998 \$3.95

COASTAL LIVING

THE
MAGAZINE
FOR PEOPLE
WHO LOVE
THE COAST

*Weekend at
the MARYLAND
SHORE*

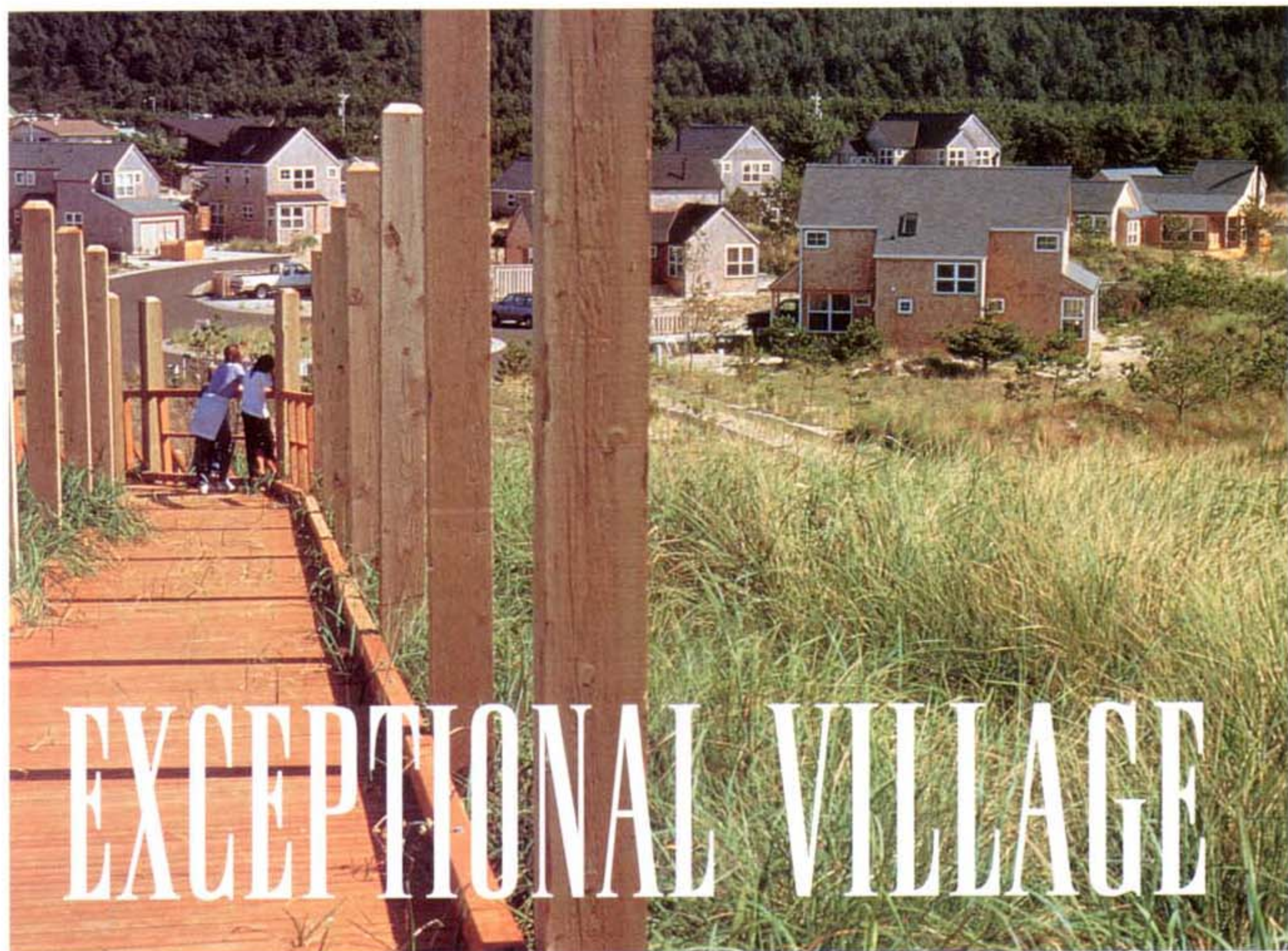
*Fall on ORCAS
ISLAND, Washington*

*One Family's WOODLAND
LODGE by the Sea*

*Seasonal Solutions:
Easy DECORATING IDEAS*

*CLAMS 101
Find 'em, Cook 'em, Eat 'em*





With just 16 houses completed, you can see that Oregon's Shorepine Village is something special. The architect pictured it in his mind's eye even before the first house was built.

"When I looked down onto the site, I saw all these cottages nestled behind the dune with smoke coming out of their chimneys," says Kelly Edwards, AIA, of Architects Van Lom/Edwards in Portland.

Its location near Cape Kiwanda on the central coast of Oregon and within view of Haystack Rock is extraordinary, but Shorepine Village might have been just another ordinary place if not for the developers' concern and the architects' imagination. "The developers came to us with a basic layout done with engineers," says Edwards. "Behind the big dune, they knew how many lots

Thoughtful design saves this new seaside subdivision from being ordinary. Protected from wind and weather by a large sand dune, Shorepine Village provides everyone with equal access to the dune ramp, sea views, and the beach.

BY PHILIP MORRIS
PHOTOGRAPHY
BY ECKERT & ECKERT

they wanted, and they asked for houses with a Cape Cod flavor."

Edwards and members of his firm developed 13 house designs, all using the same exterior materials and design features. They range in size from 1,145 square feet to just under 1,700 square feet. To see how the designs would relate to each other and fit onto Shorepine's 79 house lots, simple cardboard models were made and placed on the plat layout. Though all are single-family homes, about half are attached pairs.

The concept is successful because of the care taken in establishing a village architectural character and applying it to every house design. "We came up with a look that evokes New England tradition, but also earlier building in Oregon," Edwards explains. There are three key elements in the architecture:

The location On the Oregon coast at Pacific City, an unincorporated part of Tillamook County, reached via U.S. 101 and Three Capes Drive. To the east lies an agricultural valley (mainly dairies) and the foothills of the Oregon Coast Range, covered with fir, cedar, and spruce forest. You can drive to Portland in about 90 minutes, and to Salem—the state capital—in a little over an hour.

The climate The average July high is 69 and the low is 49. In January, highs average 49 and lows about 36. September is the warmest month, January the coldest, October the driest, and December the wettest. Average annual precipitation is 90.9 inches.

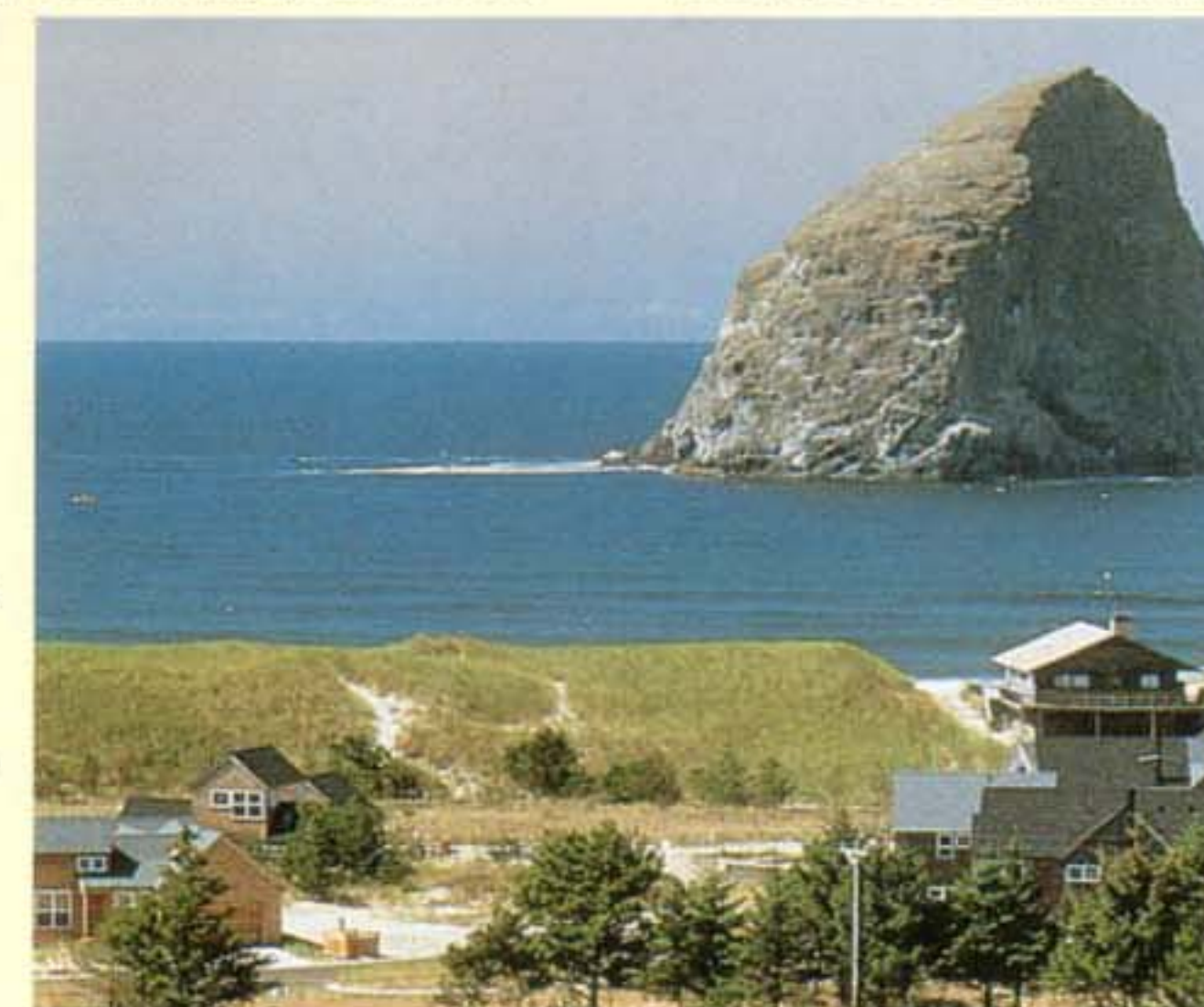
The real estate The care taken in design and placement of Shorepine Village houses follows through in marketing: Only completed houses are sold, though some interior modifications can be made in a pre-buy arrangement. Houses vary in size, with most between 1,300 and 1,500 square feet. To control quality—all houses have roughly the same level of finish—Nestucca Ridge Development, Inc. intends to build an average of 12 houses per year using its own

YOU NEED TO KNOW

crews, 41 in the first phase and the remaining 38 in a second phase. Prices currently range from about \$179,900 to \$290,000 for house and lot. That also includes common ownership of the large secondary dune, trails, and The Commons, with its pond at the center of the village—totaling about two of the site's 20 acres.

The amenities In addition to the beach and ocean, there are 10 good salmon and trout streams less than an hour's drive away. Four golf courses are within a 25-mile radius. Cape Kiwanda, less than a mile from Shorepine Village, has strong seasonal beach activity such as surfing and kayaking. Pacific City, also less than a mile away, has a crossroads commercial center with a grocery store, shops, and other services. Lincoln City, 20 minutes south on U.S. 101, offers casino gambling, restaurants, and several

thousand hotel rooms. At Newport, 45 minutes south, there is a busy harbor and bustling bayfront, the Hatfield Marine Sciences Center, and the Oregon Coast Aquarium, home to nearly 200 species of marine mammals, birds, fish, and invertebrates.



Shorepine Village begins to take shape, tucked behind and protected by the preserved secondary dune. Haystack Rock stands offshore, a compelling local landmark.

*Primary roofs are all set at a 10-in-12 slope (rising 10 feet for every 12 feet of length). Some shed dormers have a shallower pitch. Because the houses are placed close together, the roofscape is important to the whole grouping.

*Windows help establish a playful character. There are many of them, with simple, squared panes, and sizes vary even next to each other. Inspired by historic Oregon examples, windows are often tucked under eaves and brought tight to corners.

*Exterior walls are sheathed in cedar shingles, which will turn gray as they weather. Roofs are dark gray asphalt shingles, and windows are clad in white vinyl.

"We discussed whether to paint corner boards and trim white, but



Taking a cue from early Oregon houses, windows are often set under eaves and close to corners. Cedar shingle exteriors are left to weather naturally.

decided that, with the vinyl cladding, we should leave white to the windows and leave everything else to weather," Edwards says. That means maintenance will be reduced. Also, using white only on the windows emphasizes their dominance as an architectural feature, playing up their size, shape, and placement.

Keeping the houses compact and cottage-like, and repeating forms and materials, contributes to the village atmosphere. Room dimensions tend to be moderate or small, but the architects used modern open planning to increase flow and sense of space.

These are not ocean-view lots, and the price range—from \$179,900 to \$290,000 for house and lot—reflects that. "We decided to not



disturb the large secondary dune between the village and the ocean,” says Robert Houston, vice president for Nestucca Ridge Development, Inc. “Our thought was to create a community, protected from wind and weather, where everybody has equal access to the dune ramp, views, and the beach.”

Most of the 20-acre site was regraded to get suitable elevation and drainage, but 12 to 18 inches of topsoil was removed and saved, then redistributed. Seashore plants have naturally reestablished, and 3,000 shorepines, the dominant tree on this stretch of coast, were planted. Edwards believes the effort to create a unified village character has been successful. “Each house that’s built contributes to that character. Once you’re there, you can walk the paths and have a purely pedestrian experience. In summer, the beach is cov-



T*o achieve a coordinated village look, materials, roof pitches, and other architectural features are repeated throughout. A ramp leads over the dune, giving views back toward the village and out to the Pacific. The architects designed 13 types of houses and common-area structures like this little bridge on a pedestrian path.*

ered with kids, but I like to go there in the winter, too. After a storm is great ... the things you find washed up.”

So far, most buyers are young, professional couples with children (some are two or more families buying a house together). A few retired couples have also purchased second homes here.

Nestucca Ridge Development has sites for two single-story commercial buildings next to the road leading past Shorepine Village. The developers hope that in a few years residents will have a market and other conveniences within walking distance.

Van Lom/Edwards will design the commercial buildings, too. So the village aesthetic—a fresh interpretation of traditional coastal building—will be complete. 🌿

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