



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
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www.portlandonline.com/bds

Date: March 29, 2011
To: Interested Person
From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-113393 HDZ - NEW GARAGE

GENERAL INFORMATION

Applicant: Glen and Stephanie Lavers
3127 NE 16th Avenue
Portland, OR 97212-2310

Representative: Lisa Christie 503-490-5472
Christie Architecture
1207 NE Fremont Street
Portland, OR 97212

Site Address: 3127 NE 16th Avenue

Legal Description: BLOCK 58 LOT 8, IRVINGTON
Tax Account No.: R420412510
State ID No.: 1N1E26AB 12400
Quarter Section: 2732

Neighborhood: Irvington/Sabin, contact Dean Gisvold at 503-284-3885 and David Sweet at 503-493-9434.

Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.
District Coalition: Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-823-4575.

Other Designations: Contributing resource in the Irvington Historic District, which was listed in the National Register of Historic Places on October 22, 2010.

Zoning: R5, Residential 5000, with Historic Resource Protection Overlay zoning.
Case Type: HDZ, Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:

The applicant is seeking Historic Design Review approval for a proposal to reuse an existing driveway and build a new 20' x 20' x 13'-9" tall (to midpoint of slope) garage with faux carriage house doors. The structure will be 78' feet from the front property line and will have siding and

detailing similar to that on the associated house. Historic Design Review is required because the proposal is for a new structure in a historic district.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- 33.846.060 G – Other Approval Criteria

ANALYSIS

Site and Vicinity: The subject property, identified as the Samuel Holm House in the National Register of Historic Places documentation for the Irvington Historic District, is of a traditional "foursquare" type that was very popular in Portland during the first decades of the Twentieth Century. It was constructed in 1913, and is evaluated as a contributing resource in the historic district.

Platted in the late Nineteenth Century, today's Irvington Historic District represents the first additions to Portland that employed restrictive covenants from the outset. These included the exclusion of most non-residential uses from the interior of the neighborhood, and where non-residential uses were allowed, such as the fire station and the telephone exchange, the buildings were purposely disguised to appear more residential in character. Other deed restrictions excluded minority groups, established uniform front setbacks, and required minimum expenditure on new buildings. The area developed generally from southwest to northeast and its growth was greatly influenced by the installation of streetcar lines that introduced an easy commuting option to downtown.

The contributing resources in Irvington range in design character from expressions of the late Victorian Era styles, especially Queen Anne, through the many Period Revival modes of the early decades of the Twentieth Century, to a few early modernist examples. The numbered north-south avenues in Irvington vary dramatically in width, and they mostly form rather long block faces which the houses generally face. The named east-west street block faces are more consistent in length, almost all being traditional 200' Portland blocks. All are lined with mature street trees. Original development in many cases included garages or other accessory structures, typically facing side streets on corner lots and accessed by a variety of driveway types on mid-block sites. Garages that were added after original construction, but still within the historic period, were sometimes built at the sidewalk and/or out of architectural character with the house.

Zoning: The single-dwelling zones, including R5, are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing.

The Historic Resource Protection Overlay zone protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate there are no prior land use reviews for this site.

Public Notice: A "Notice of Proposal in Your Neighborhood" was mailed **February 24, 2011**.

Agency Review: None of the notified Bureaus has responded with concerns.

Neighborhood Review: Two written responses have been received from either Neighborhood Associations or notified property owners in response to the proposal.

- On March 14, 2011, David Sweet, Chair, wrote on behalf of the Sabin Community Association Land Use Committee, approving of the proposal.
- On March 17, 2011, Dean Gisvold, Chair, wrote on behalf of the Irvington Community Association Land Use Committee, questioning whether the proposal properly meets approval criteria 1, 8, 9, and 10. Because the comments speak directly to the approval criteria, the staff response is incorporated into the findings, below.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Design Review

Purpose of Historic Design Review

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Design Review Approval Criteria

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is within the Irvington Historic District and the proposal is for non-exempt treatment. Therefore Historic Design Review approval is required. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

33.846.060 G - Other Approval Criteria

1. Historic character. The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

Findings: The designated historic property or resource under consideration in this case is the Irvington Historic District, not the individual house or lot. Within the district context the proposed alteration is to the back yard, a space that does not contribute materially to the significance of the historic district. The essential character of the historic district is retained. *This criterion is met.*

2. Record of its time. The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

Findings: To the degree that it is noticeable at a 78' setback from the street, the proposed new garage will be subtly distinguishable as new construction because it employs modern technology like a wide, roll-up garage door and skylights. Although the design does employ traditional elements and patterns, the proposed garage's inconspicuousness as a small structure sited far back the public viewpoint eliminates any danger of its creating a false sense of historic development. *This criterion is met.*

3. Historic changes. Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: The offset siting of the house and the presence of both an original curb cut and a driveway make it probable that the subject site once included a small rear-yard garage. However, even if the assumed removal were a known fact, the loss of a small accessory structure is too minor a change to achieve significance within the context of the historic district. *This criterion is met.*

4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

Findings: The proposal is for new construction and does not impact built historic fabric. *This criterion is not applicable.*

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings: The proposal is for new construction. *This criterion is not applicable.*

6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: No disturbance of previously undisturbed soil is proposed. *This criterion is not applicable.*

7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

Findings: The proposal is for freestanding new construction and will not effect historic materials. *This criterion is not applicable.*

8. Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

Findings: Achieving compatibility within the historic district context, especially at the proposed location, which is far removed from the public right-of-way, has more to do with fitting into the general development pattern than with duplicating the materials of the associated house. Garages in this relative position on a lot are commonplace in the Irvington Historic District, and as indicated above, some historic garages added after the original development are not even stylistically similar to the houses they serve. The proposed garage's location, materials, massing, size, and relative scale are all typical of garages within the historic district. *This criterion is met.*

9. Preserve the form and integrity of historic resources. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

Findings: Were the proposed new garage built, and then removed in the future, its impacts on both the historic district and this particular site would be fully reversed. *This criterion is met.*

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings: The proposed garage is compatible at all three levels because it blends inconspicuously into the general development pattern of the historic district. There is evidence that this site likely once possessed a garage in the chosen location; virtually all of the lots in the immediate vicinity currently include similar detached rear-yard garages; and this condition also prevails throughout the historic district. *This criterion is met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposed new garage will both serve the needs of the applicant and respect the significant character of the Irvington Historic District. The purpose of the Historic Design Review process is to ensure that additions, new construction, and exterior alterations to historic resources, including historic districts, do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Design Review criteria and merits approval.

ADMINISTRATIVE DECISION

Approval of a new garage in the Irvington Historic District;

Approval per Exhibits C-1 through C-4, signed and dated March 23, 2011, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-113393 HDZ. No field changes allowed."

Staff Planner: Dave Skilton

Decision rendered by:  **on March 23, 2011.**
By authority of the Director of the Bureau of Development Services

Decision mailed: March 29, 2011

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 15, 2011, and was determined to be complete on **February 17, 2011.**

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 15, 2011.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended 21 days.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Historic Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on April 12, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Historic Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Historic Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **April 13, 2011**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Materials
 1. Response to Approval Criteria
 2. Request for Extension of 120-Day Decision
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Elevations (attached)
 3. Garage Door Section
 4. Garage Door Information

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

1. Bureau of Environmental Services
2. Bureau of Transportation
3. Water Bureau
4. Life Safety Review Section of BDS

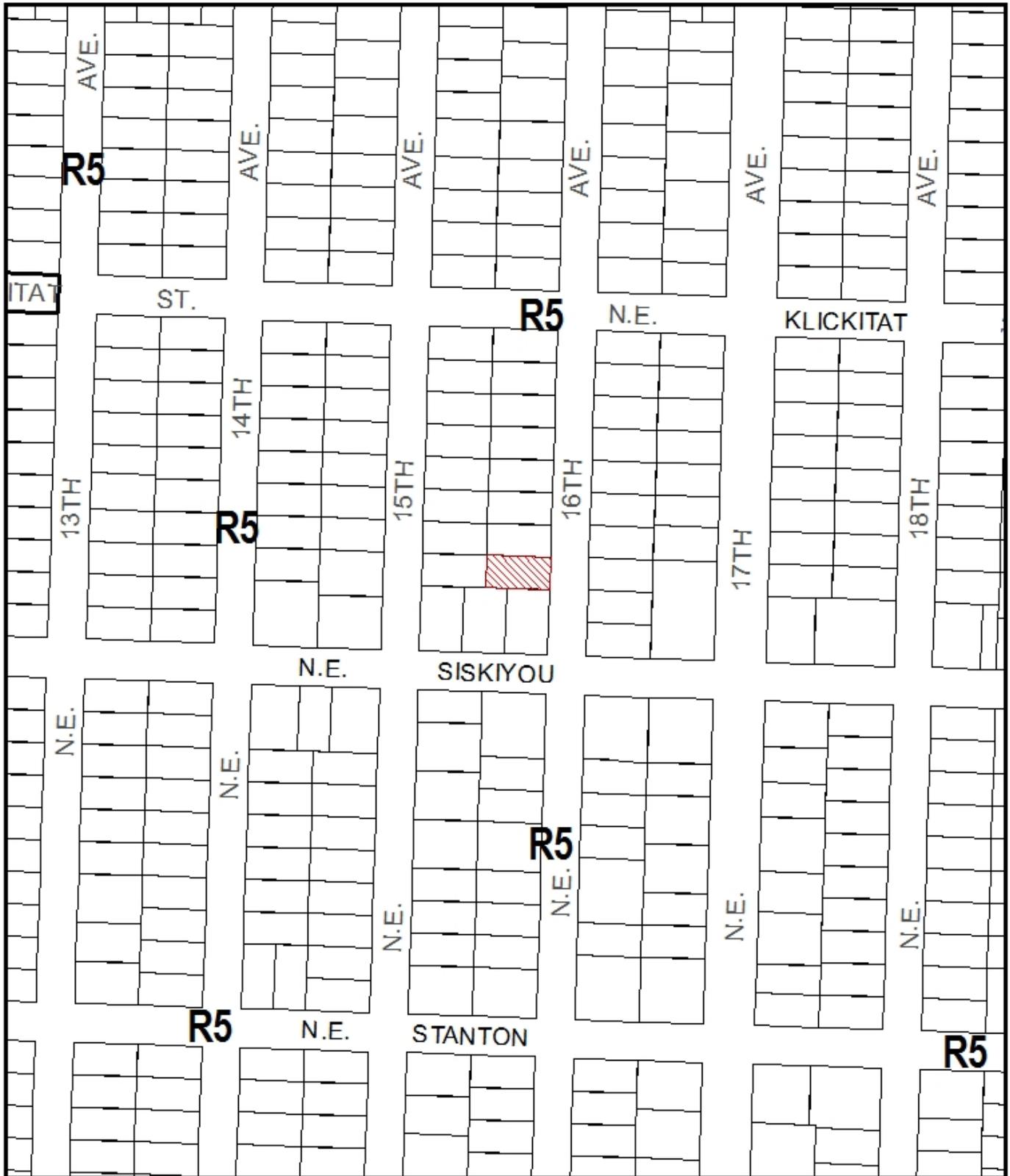
F. Correspondence:

1. David Sweet, Chair, March 14, 2011, on behalf of the Sabin Community Association Land Use Committee, approving of the proposal.
2. Dean Gisvold, Chair, March 17, 2011, on behalf of the Irvington Community Association Land Use Committee, questioning whether the proposal properly meets approval criteria.

G. Other:

1. Original LU Application
2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

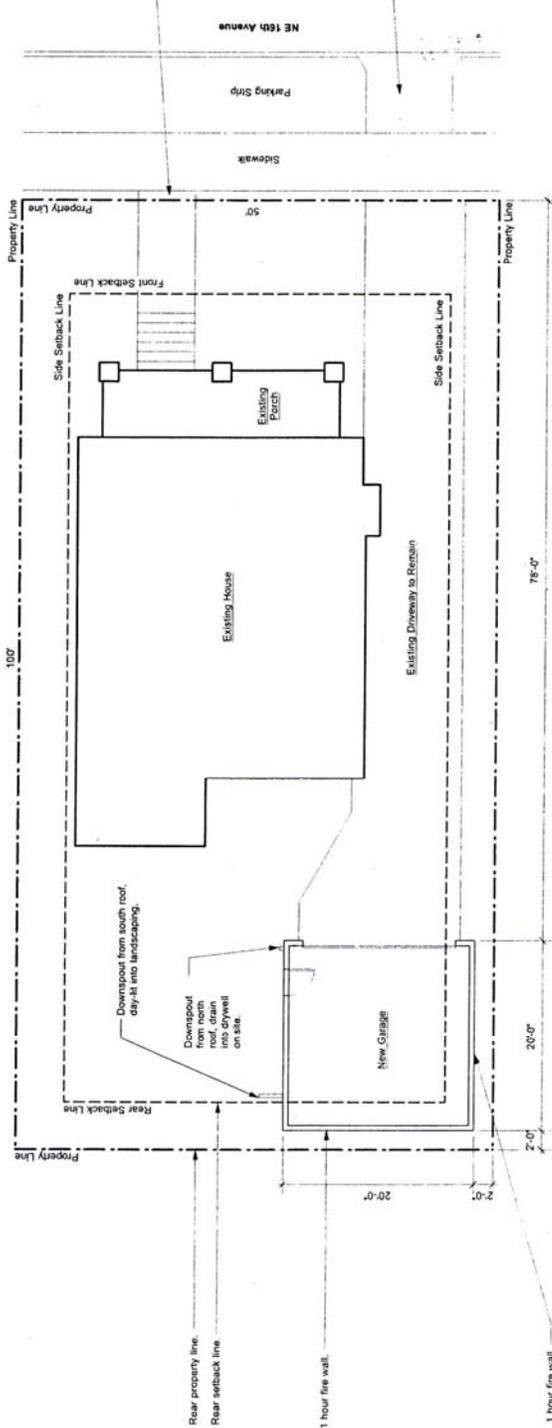
 Site



This site lies within the:
IRVINGTON HISTORIC DISTRICT

| | |
|-------------|--------------------------|
| File No. | <u>LU 11-113393 HDZ</u> |
| 1/4 Section | <u>2732</u> |
| Scale | <u>1 inch = 200 feet</u> |
| State_Id | <u>1N1E26AB 12400</u> |
| Exhibit | <u>B</u> (Feb 16,2011) |

| | |
|--|---------|
| Total area of site: | 5000 sf |
| Total area of existing house: | 1359 sf |
| Total area of new garage: | 400 sf |
| Total lot coverage w/ new garage: | 1759 sf |
| Total lot coverage allowed: | 2250 sf |
| (0.250 sq. ft. = 15% of lot area over 5,000 sq. ft.) | |



1 Site Plan



** ISSUED FOR HISTORIC REVIEW **
 Lavers Garage
 3127 NE 16th Avenue Portland, OR 97212
 Site Plan

101

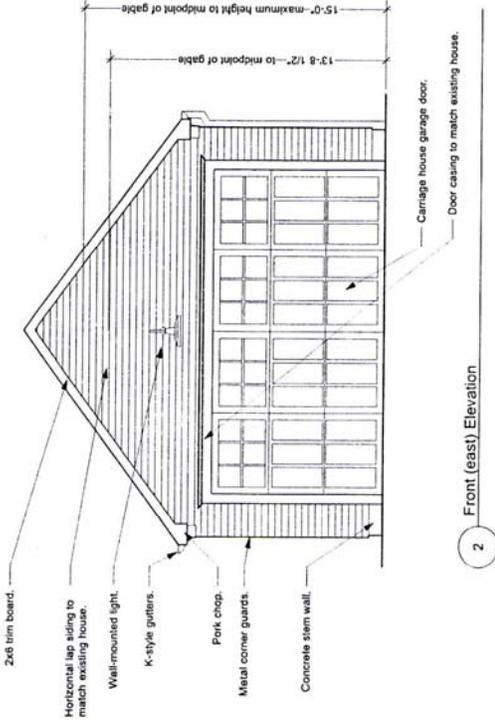
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 02.15.2011

Christie Architecture LLC
 1327 NE Fremont Portland OR 97212 503-469-5472

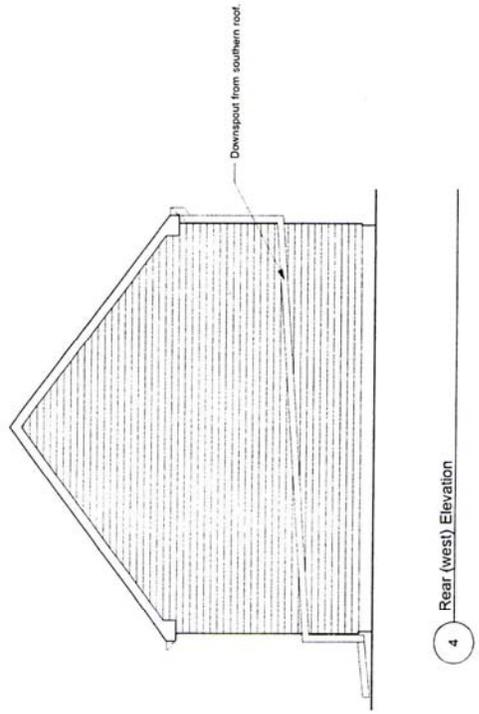
C-1

LU11-113393 HDZ

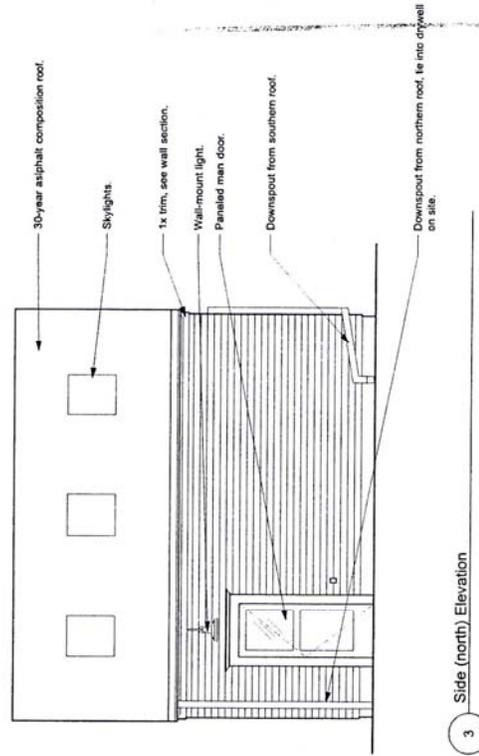
Approved
 City of Portland - Bureau of Development Services
 President *Dore Switzer*
 Date 4.23.11
 * This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.



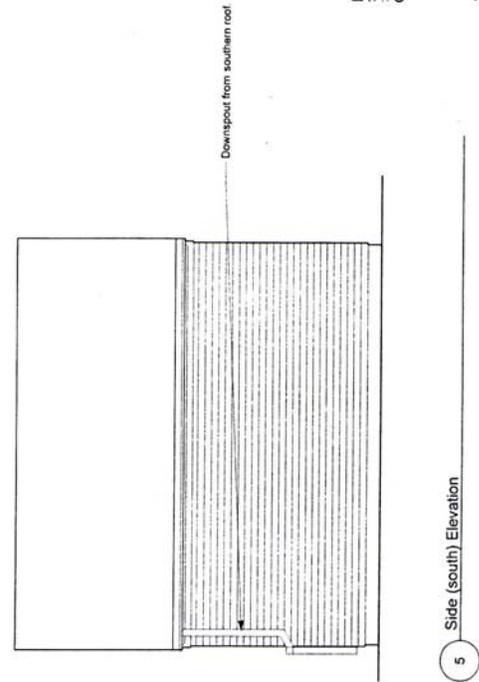
2 Front (east) Elevation



4 Rear (west) Elevation



3 Side (north) Elevation



5 Side (south) Elevation

Approved
 City of Portland - Bureau of Development Services
 Date 4-23-11
 Dave Fuller
 ** ISSUED FOR HISTORIC REVIEW **
 at 1207 NE Fremont, Portland, OR 97212

Leavors Garage
 3127 NE 1st Avenue Portland, OR 97212
 Garage Plan & Elevations

i03
 scale: 1/4" = 1'-0"
 02.15.2011

Christie Architecture LLC
 1207 NE Fremont Portland OR 97212 503-490-5472

C-2
 LU11-113393 #DZ