



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

FROM CONCEPT TO CONSTRUCTION

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** January 9, 2014  
**To:** Interested Person  
**From:** Hillary Adam, Land Use Services  
503-823-3581 / [Hillary.Adam@portlandoregon.gov](mailto:Hillary.Adam@portlandoregon.gov)

## **NOTICE OF A TYPE I 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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

### **CASE FILE NUMBER: LU 13-234361 HR – EXTERIOR ALTERATIONS**

#### **GENERAL INFORMATION**

**Applicant:** Allison Elliott / Hennebery Eddy Architects  
921 SW Washington St Suite 250 / Portland, OR 97205

**Owner:** Clark House LLC  
333 So. State St #V-249 / Lake Oswego, OR 97034

**Representative:** Wendy Robertson / 831 NW 24th Ave LLC  
6312 SW Capitol Hwy #505 / Portland, OR 97239

**Site Address:** 831 NW 24TH AVE

**Legal Description:** BLOCK 4 LOT 1&2, KINGS 2ND ADD  
**Tax Account No.:** R452300710  
**State ID No.:** 1N1E33BC 15000  
**Quarter Section:** 2927  
**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** Nob Hill, contact Mike Conklin at 503-226-6126.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Designations:** Contributing resource in the Alphabet Historic District, listed in the National Register of Historic Places on November 16, 2000.

**Zoning:** R1 – Residential 1,000  
**Case Type:** HR – Historic Resource Review  
**Procedure:** Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

#### **Proposal:**

The applicant proposes to make the following alterations:

- On the north façade, replace the existing non-historic vinyl windows on the 3<sup>rd</sup> floor with a trio of new wood windows consisting of one center fixed window flanked by two divided-light casement windows, and replace the existing non-historic basement door with a new centered wood and glass door with light fixture above;

- On the south façade, replace the existing non-historic vinyl windows on the 3<sup>rd</sup> floor with a trio of new wood windows consisting of one center fixed window flanked by two divided-light casement windows, and replace the existing metal railing at the basement entrance with a new painted metal railing to meet Building Code requirements;
- On the south façade of the carriage house, replace one original double-hung window with a new casement window with faux check rail to provide egress.

Historic resource review is required because the proposal is for non-exempt exterior alterations to a contributing resource in the Alphet Historic District.

**Relevant Approval Criteria:**

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

- Community Design Guidelines
- Historic Alphet District: Community Design Guidelines Addendum

## ANALYSIS

**Site and Vicinity:** The subject property is a 2½-story Colonial Revival house built in 1903 and purchased by Orange M. Clark in 1907 from Ida B. Peters, at which time Mr. Clark had the existing two-car garage constructed. Orange Clark was president of the Clark & Wilson Lumber Company, chairman of the Panama Pacific Exposition Commission and president of the Portland Chamber of Commerce. In 1949 the single-family residence was divided into apartments, and fire escapes were added to the north and south sides of the building. Since that time, additional apartment units have been added, including one in the garage.

The property is in the Northwest Pedestrian District and is located at the southwest corner of NW 24<sup>th</sup> Avenue and NW Kearney Street. NW 24<sup>th</sup> Avenue is designated a City Bikeway in the City's Transportation System Plan. Directly to the south is a 1950 two-story courtyard apartment building and to the west is a 1964 two-story apartment building. Across NW Kearney, is the 1905 August & Josephine Klosterman House, a 2½-story Colonial Revival house now used as a social services facility, a Primary Contributing resource in the district. Across NW 24<sup>th</sup> are single-family residences, including the 1894 Queen Anne Charles H. Korell House #3 which is a Portland Historic Landmark, the 1900 Colonial Revival W.J. Jacobson House, and the 1912 Portland Fire Station No. 17, now used as a single-family residence.

The Historic Alphet District is located at the base of the West Hills, roughly bounded by W Burnside Street to the South, NW 17<sup>th</sup> Avenue to the East, NW Marshall Street to the North and NW 24<sup>th</sup> Avenue to the West. The district is predominantly residential in character but also has two main commercial corridors along NW 21<sup>st</sup> and NW 23<sup>rd</sup> Avenues, as well as institutional properties. Originally platted as a residential district for the upper class, the Lewis and Clark Exposition of 1905 prompted the construction of several apartment buildings by notable Portland architects. The neighborhood is still one of the city's more densely populated historic neighborhoods.

**Zoning:** The Residential 1,000 (R1) is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouse, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets. Newly created lots in the R1 zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and 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 the following prior land use reviews for this site:  
LU 78-003135 (ref. file #CU 082-78) – A conditional use to operate a residential care facility, terminated on 12-17-80 due to lack of action by the applicant;  
LU 90-025510 (ref. file #PC 7238C) – An ordinance granting a revocable permit to use a portion of the main floor for a weekly luncheon meeting;  
LU 02-108006 HDZM – Approval of an exterior stair, balcony, and door at the north side of the garage and approval of a modification to allow the existing garage in the required west and south lot line setbacks.  
LU 12-200467 HDZ – Approval of new balcony guardrails and removal of fire escapes on the primary building, and replacement of overhead garage doors with carriage doors on the accessory structure.

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on **December 20, 2013**. No responses were received.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **December 20, 2013**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **Chapter 33.846.060 - Historic Resource Review**

#### **Purpose of Historic Resource Review**

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

#### **Historic Resource Review Approval Criteria**

Requests for Historic Resource 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 located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

*Staff has considered all guidelines and addressed only those applicable to this proposal.*

### **Historic Alphabet District - Community Design Guidelines Addendum**

**1. Historic Changes.** Most properties change over time; those changes that have acquired historic significance will be preserved.

**Findings:** No changes that have acquired historic significance will be affected by this proposal. The proposed alterations include the removal of vinyl windows, a metal pipe railing, a basement door and small area of infill wall. None of these prior alterations were sympathetic to the original character of the historic resource. The new windows will be wood, and the new basement door will be centered under the existing pediment, which is more in keeping with the historic character of the building. While the wood double-hung window on the accessory structure is original,

its replacement with a casement window in the same opening will facilitate egress and is a relatively minor alteration on a side façade. The original window will be stored on site for potential future use. *This guideline is met.*

**2. Differentiate New from Old.** New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

**Findings:** The proposed wood casement window will feature a faux meeting rail in order to mimic the appearance of a double-hung window and maintain the proportions of the existing tripartite double-hung windows. While the fixed and casement windows proposed for the 3<sup>rd</sup> floor will not replace historic windows, they are designed to mimic what the architect believes the original windows would have looked like, based on other windows in the house. They will be wood and set within the wall similarly to other windows in the building. The new metal railing will have a contemporary narrow profile, so as to not detract from the historic resource while also differentiating itself and meeting Building Code requirements. The proposed basement door is of a relatively contemporary design, made of steel and glass, however it will be centered within a new infill wall, which is more in keeping with the historic resource than the current off-center basement door configuration. *This guideline is met.*

**3. 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. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

**Findings:** The proposed replacement windows are all wood to be traditionally recessed within the wall, similar to other windows on the property, as well as in the historic district, in general. The basement door will be centered under the existing pediment, which is a more traditional design than the current off-center configuration, and more in keeping with the fairly symmetrical design of the resource, as well as other resources of the same period in the district. *This guideline is met.*

### **Community Design Guidelines**

**P2. Historic and Conservation Districts.** Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

**D7. Blending into the Neighborhood.** Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

**Findings for P2 and D7:** The proposal to replace vinyl windows with wood windows and to replace the existing off-center basement door with a new centered door with a new globe light fixture above will enhance the identity of the historic district. The existing condition at the basement door and the 3<sup>rd</sup> floor windows weakens the historic character of the resource and the district and their replacement with traditional features will strengthen this character. *This guideline is met.*

**D6. Architectural Integrity.** Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

**D8. Interest, Quality, and Composition.** All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

**Findings for D6 and D8:** The proposed alterations will help to restore some of the original character of the historic resource. Removal of the 3<sup>rd</sup> floor vinyl windows and their replacement with fixed wood windows with divided-light wood casements will bring the primary historic resource closer to its original condition. The divided-light windows mimic those on the 3<sup>rd</sup> floor east façade, which flank the gooseneck pediment over the balcony door, thus forming a more cohesive composition. The new basement door will be centered, in response to the traditional symmetry of the building and a new globe light fixture mounted above the door will provide additional safety as well as adding to the character of this entrance. The proposed metal railing is designed primarily for safety but will also match safety railings recently approved at the balconies. While the removal of the double-hung window in the accessory structure will constitute removal of original fabric, this window will be stored on site and the replacement window will be designed to match the proportions of the historic window. *This guideline 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

For the most part, the proposed alterations will correct prior unsympathetic alterations by replacing vinyl windows with wood and replacing an off-center basement door with a new centered door with traditional light fixture. The new railing is contemporary in its simplicity but will match other railings recently approved at the balconies. Lastly the casement window proposed to provide egress for the accessory structure is designed to mimic the original double-hung window and is located on a side façade, barely visible from the street. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of the following alterations in the Alphabet Historic District:

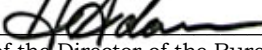
- On the north façade, replace the existing non-historic vinyl windows on the 3<sup>rd</sup> floor with a trio of new wood windows consisting of one center fixed window flanked by two divided-light casement windows, and replace the existing non-historic basement door with a new centered wood and glass door with light fixture above;
- On the south façade, replace the existing non-historic vinyl windows on the 3<sup>rd</sup> floor with a trio of new wood windows consisting of one center fixed window flanked by two divided-light casement windows, and replace the existing metal railing at the basement entrance with a new painted metal railing to meet Building Code requirements;
- On the south façade of the carriage house, replace one original double-hung window with a new casement window with faux check rail to provide egress.

This approval is per the approved site plans, Exhibits C-1 through C-14, signed and dated January 10, 2014, subject to the following conditions:

- 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-14. The sheets on which this

information appears must be labeled, "Proposal and design as approved in Case File # LU 13-234361 HR."

**Staff Planner: Hillary Adam**

**Decision rendered by:**  **on January 6, 2014**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: January 9, 2014**

**Procedural Information.** The application for this land use review was submitted on December 4, 2013, and was determined to be complete on December 18, 2013.

*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 December 4, 2013.

*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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: April 17, 2014.**

**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.

**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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](http://www.portlandonline.com).

**Recording the final decision.**

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **January 10, 2014**.

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.

**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 for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  1. Narrative
  2. Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. North Elevation Demolition
  3. South Elevation Demolition
  4. North Elevation (attached)
  5. South Elevation (attached)
  6. Enlarged Elevation of Proposed Windows
  7. Carriage House 2<sup>nd</sup> Floor Demolition and South Elevation
  8. Carriage House 2<sup>nd</sup> Floor Plan and South Elevation (attached)
  9. Carriage House Window Plan-Section
  10. 3<sup>rd</sup> Floor Windows Plan-Section
  11. Enlarged Railing Elevation
  12. Railing Section Detail
  13. Schoolhouse Electric & Supply Co. Clark 4" Specifications

14. Stiles SP Series Door Specifications

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses: No responses were received.

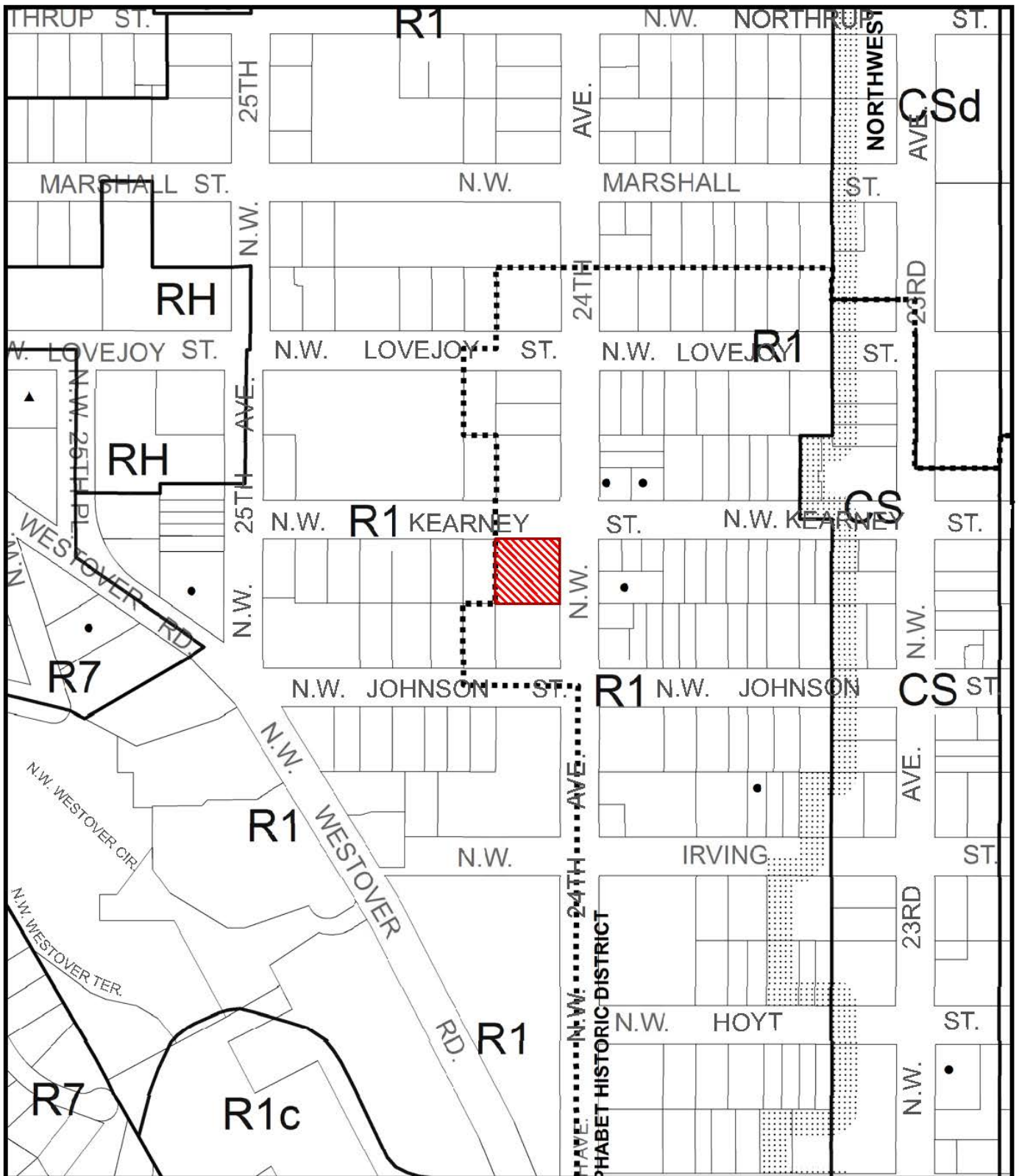
F. Correspondence: none

G. Other:

1. Original LU Application
2. National Register Information

**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

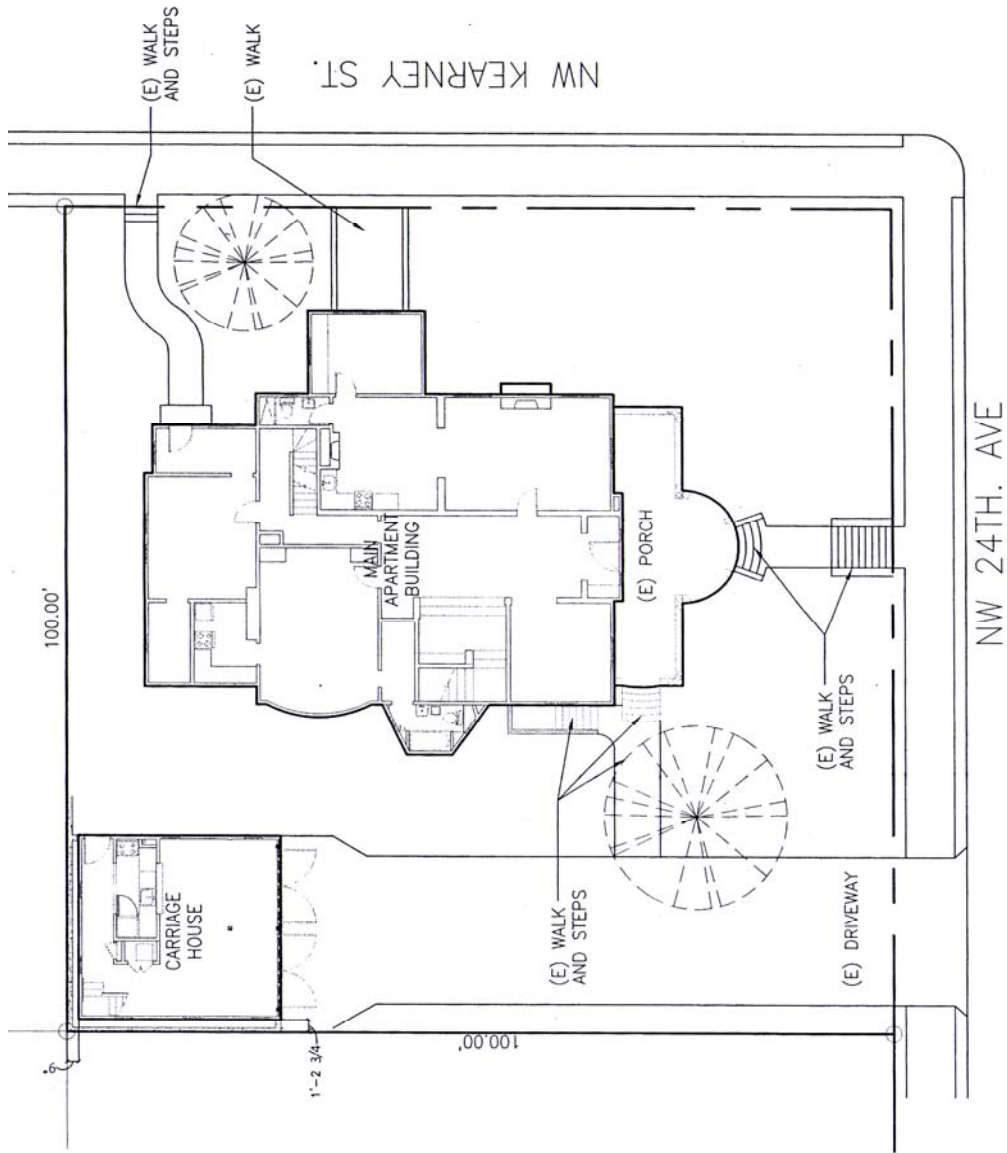


Historic Landmark



This site lies within the:  
**ALPHABET HISTORIC DISTRICT**

File No. LU 13-234361 HR  
 1/4 Section 2927  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E33BC 15000  
 Exhibit B (Dec 06, 2013)



Approved  
 City of Portland  
 Bureau of Development Services  
 Planner *[Signature]*  
 Date 1/16/14

This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



SITE PLAN

A1.0

Clark House Exterior Improvements  
 831 NW 24th Avenue, Portland, OR

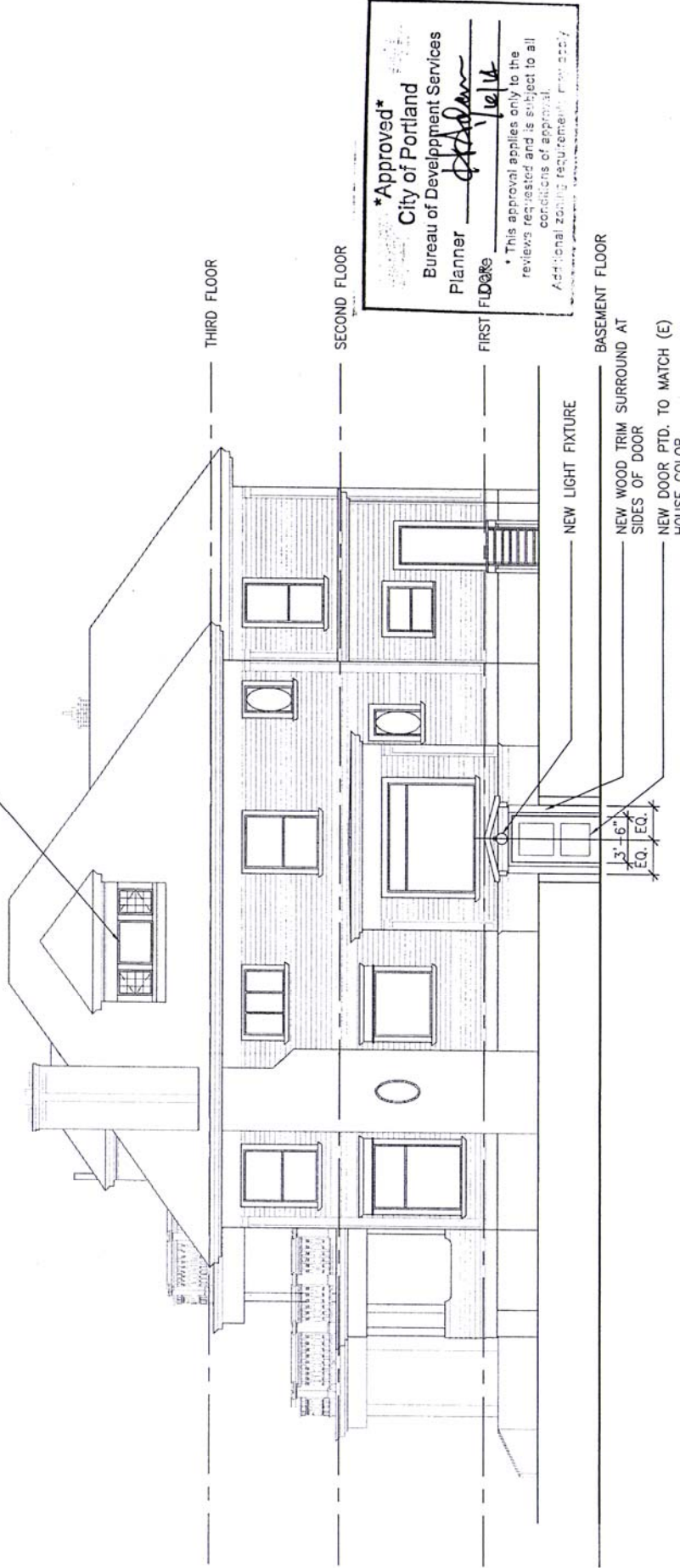
02 December 2013

Hennebery Eddy  
 Architects

LV 13 - 234361 HR

C-1

NEW WINDOWS



BASEMENT FLOOR

NEW WOOD TRIM SURROUND AT  
SIDES OF DOOR  
NEW DOOR FTD. TO MATCH (E)  
HOUSE COLOR

3'-6"  
EQ. EQ.

NEW LIGHT FIXTURE

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner *[Signature]*  
FIRST FLOOR

\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

NORTH  
ELEVATION



Clark House Exterior Improvements  
831 NW 24th Avenue, Portland, OR

A8.0

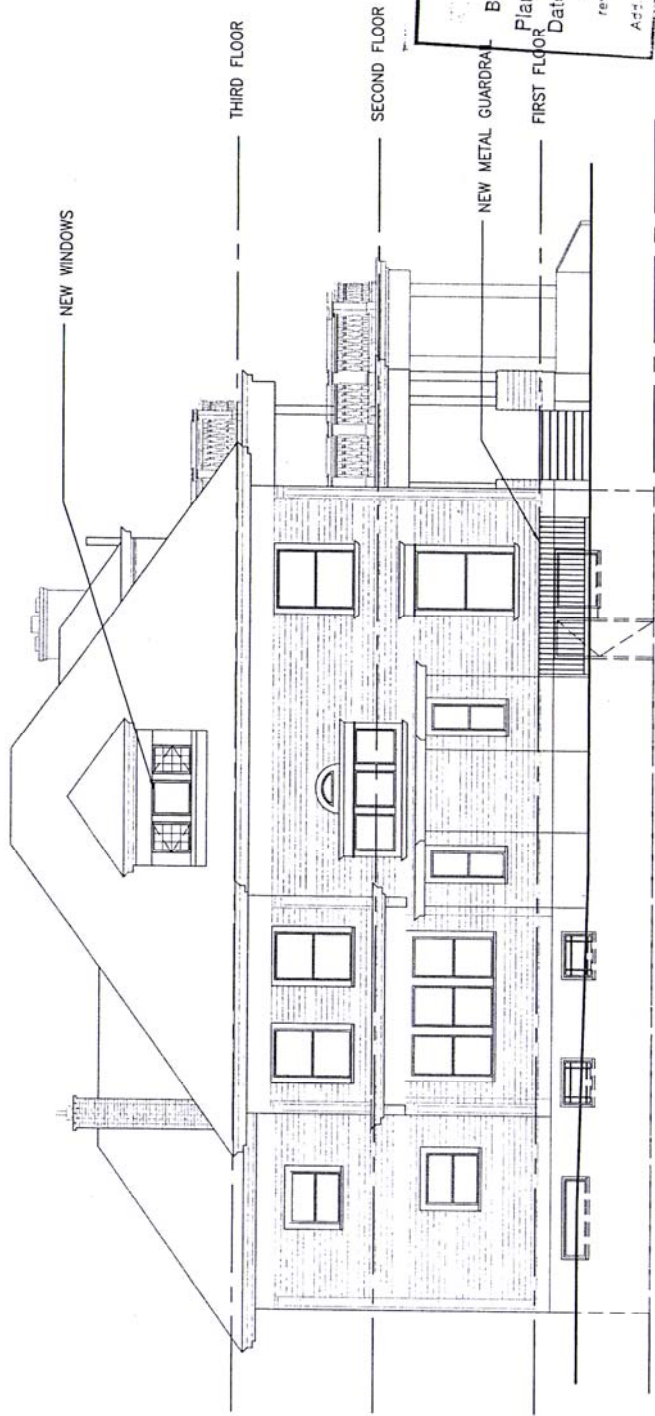
17 December 2013

Hennebery Eddy  
Architects

C-4

LV13-234361HR

1-5



\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner *[Signature]*  
 Date *1/11/13*

\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

SOUTH ELEVATION



A9.0

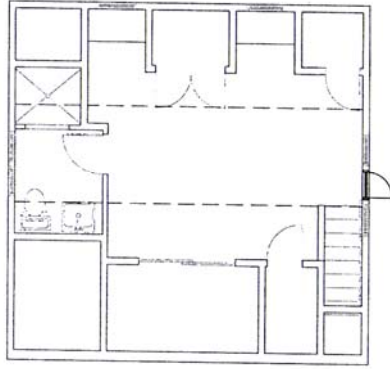
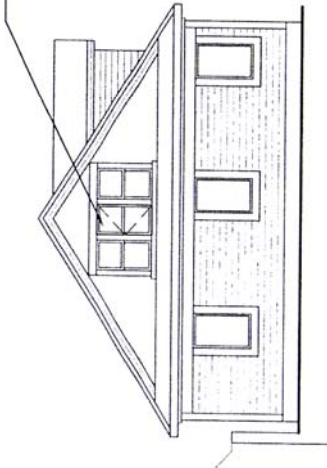
Clark House Exterior Improvements  
 831 NW 24th Avenue, Portland, OR

02 December 2013  
 Hennebery Eddy Architects

LU13-234361HR

0-8

CUSTOM CASEMENT  
WINDOW TO PROVIDE  
REQUIRED EMERGENCY  
ESCAPE & RESCUE  
OPENING



\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner *[Signature]*  
Date *1/14*  
\* This approval applies only to the  
reviews requested and is subject to a  
conditional approval.  
Additional zoning requirements may apply.

CARRIAGE HOUSE 2ND  
FLOOR PLAN AND SOUTH  
ELEVATION



02 December 2013

Hennebery Eddy  
Architects

Clark House Exterior Improvements  
831 NW 24th Avenue, Portland, OR

A12.0