



City of Portland, Oregon
Bureau of Development Services
Land Use Services
 FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: July 10, 2015
To: Interested Person
From: Chris Caruso, Land Use Services
 503-823-5747 / Chris.Caruso@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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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. Information on how to do so is included at the end of this decision. , you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-156057 HR – REAR ADDITION
GENERAL INFORMATION

Applicant: Steve Kaiser / Formwest Architecture
 P.O. Box 12174 / Portland OR 97212 / 503-297-2580

Owner: Jason M Chambers
 3307 NE 27th Ave / Portland OR 97212-2526

Site Address: 3307 NE 27TH AVE

Legal Description: BLOCK 1 TL 1700, EDGEMONT
Tax Account No.: R237500330
State ID No.: 1N1E25BB 01700
Quarter Section: 2733
Neighborhood: Alameda, contact Jim Brown at 503-284-6455.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.
District Coalition: Northeast Coalition of Neighborhoods, contact info@necoalition.org
Plan District: None
Other Designations: Irvington Historic District
Zoning: R5h – Single-Dwelling Residential with Aircraft Landing Zone overlay and Historic Resources overlay

Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review approval for exterior alterations to a 1924 Minimal Traditional-style house listed as a contributing resource in the Irvington Historic District. The proposed work includes the following:

- Widening the driveway 1 foot to the north and replacing the concrete with new concrete;
- New garage door;
- Replacing the concrete porch slab with a new slab;
- Replacing to windows on the south façade with two new wood windows;

- Replacing one window on the south façade with one new wood window; and
- A new two-story rear addition with gable roofs, dormers, a covered patio, with wood windows, siding, trim, roofing, and eave brackets to match the details and materials of the existing house.

Historic Resource Review is required for additions and exterior alterations to contributing resources with the Irvington Historic District.

ANALYSIS

Site and Vicinity: The subject resource, identified in the National Register documentation as a Minimal Traditional-style house bungalow-style house, was built in 1924. It is unknown if the garage is original but it appears to have been inserted below the house at a later date, as was common in the early part of the 20th Century. Other changes include metal replacement front porch railings. The site is a standard 5,000 SF residential lot with the front of the house facing NE 27th Avenue and a large school playground across the street. The Portland Transportation System Plan designates NE 27th Avenue as a Local Service Walkway and Local Service Bikeway. There are no Transit or Traffic designations for the street and the site is not within a Pedestrian 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. There is also a wide diversity in the sizes of lots and houses. In terms of the streetscape, 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 Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

The Aircraft Landing Zone “h” overlay provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation. A height contour map is available for review in the Development Services Center.

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 there are no prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **June 10, 2015**. The following Bureaus have responded with no issues or concerns:

- Site Development Section of BDS
- Bureau of Parks-Forestry Division
- Water Bureau (Exhibit E-1)
- Fire Bureau (Exhibit E-2)
- Life Safety Review Section of BDS (Exhibit E-3)
- Bureau of Environmental Services (Exhibit E-4)
- Bureau of Transportation Engineering (Exhibit E-5)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 10, 2015. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Dean Gisvold, ICA Land Use Committee, July 1, 2015 – Committee has no objections to the application.

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

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

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: While the Irvington Historic District is the designated resource, the contributing house is also considered a resource within the larger Historic District ensemble. The existing street-facing form and materials of the house will be maintained so that the historic massing of the house, as experienced from the front, remains intact. The new rear addition and wider front driveway will not obscure views of the original front façade and will allow the old walls and windows to remain visible from the street. The new addition is also offset from the main body of the house to differentiate it from the original structure. All new material will match existing material on the house in detail and finish, allowing the addition to be complimentary to the style of the existing house. *This criterion is therefore 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: The proposed alterations and addition do not affect the resource's physical record of its time, place and use, as it will remain a single-family home in traditional style. The sunken garage, front porch form, building side walls, and main roof line will not be altered, so the house will remain a record of its development over time. The new rear addition, front garage door, and wider driveway will complement existing features on the house and are not conjectural additions of elements from other buildings. *This criterion is therefore met.*

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

Findings: The sunken garage was most likely added to the house after it was built. This feature will remain in place as will a majority of the surrounding finishes at the garage and front porch. This will allow the front view of the house to maintain its overall historic character as seen from the street. *The criterion is therefore 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: There are no deteriorated historic features being removed with this proposal and there are no missing features being replaced. *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: No chemical or physical treatments are proposed. *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: The proposed area of ground disturbance has previously been disturbed by the original construction of the house and enclosed side porch. No new resources are expected to be found on this site. *This criterion is therefore met.*

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: Proposed new materials will match existing materials in profile and finish but will be fabricated out of new material, giving them a less weathered appearance. This will help differentiate them from older elements on the building. The house will still be recognizable as an early 20th Century traditional style with the proposed replacement garage door, wider driveway, new front porch slab, and rear addition. The rear addition is offset from the original body of the house which further differentiates new from old. *This criterion is therefore met.*

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: The new rear addition will match be complementary to the traditional style of the house by using similar detailing and materials already present on the building. The height and shape of the new roof forms are slightly lower than the existing main roof so that the addition does not overwhelm the historic form. The rear addition is pulled in from the outside edges of the original house side walls so that it is less visible from the street. The new concrete slab at the front porch floor is being installed within the original porch outline and the garage door will fit into the original opening as well. This allows these new features to fit the mass and scale of the existing house. *This criterion is therefore 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: If the rear addition, garage door, and front porch slab were all removed in the future, the original form and design of the house would be retained. The essential form and style of the contributing house and its environment are unimpaired by this addition. *This criterion is therefore 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 addition will have no adverse effect on the designated resource, which is both the house as well as the Irvington Historic District, due to the replication of roof forms and finish details present around the building as well as due to its location on the rear of the house, pulled down from the front façade roof line. This allows the original form of the house to remain intact while also not obscuring original features of the front facade. The garage and front porch alterations are held within existing frames so that the front façade remains visually unaltered. Proposed new materials will match the existing in form, type, and finish. The new doors, windows, shingles, trim, columns, concrete porch floor, and brackets are all compatible with the original resource, with adjacent residential properties, and with the rest of the Historic District by matching typical historic profiles, finish treatments, and materials for this 1924 Minimal-Traditional style house. *This criterion is therefore 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 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. The proposed alterations to the driveway, garage door, and front porch as well as the rear addition do not compromise the character of the Irvington Historic District or the house itself. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

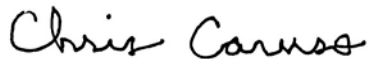
Approval of Historic Resource Review for exterior alterations to a 1924 Minimal Traditional-style house listed as a contributing resource in the Irvington Historic District. The proposed work includes the following:

- Widening the driveway 1 foot to the north and replacing the concrete with new concrete;
- New garage door;
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- Replacing to windows on the south façade with two new wood windows;
- Replacing one window on the south façade with one new wood window; and
- A new two-story rear addition with gable roofs, dormers, a covered patio, with wood windows, siding, trim, roofing, and eave brackets to match the details and materials of the existing house.

Approved, per the approved site plans, Exhibits C-1 through C-8, signed and dated July 8, 2015, 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-C.8. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-156057 HR. No field changes allowed."

Staff Planner: Chris Caruso



Decision rendered by: _____ **on July 8, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed: July 10, 2015

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 April 23, 2015, and was determined to be complete on **June 8, 2015**.

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 April 23, 2015.

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: October 6, 2015.**

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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 24, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 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 **July 27, 2015.**
- 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.

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:

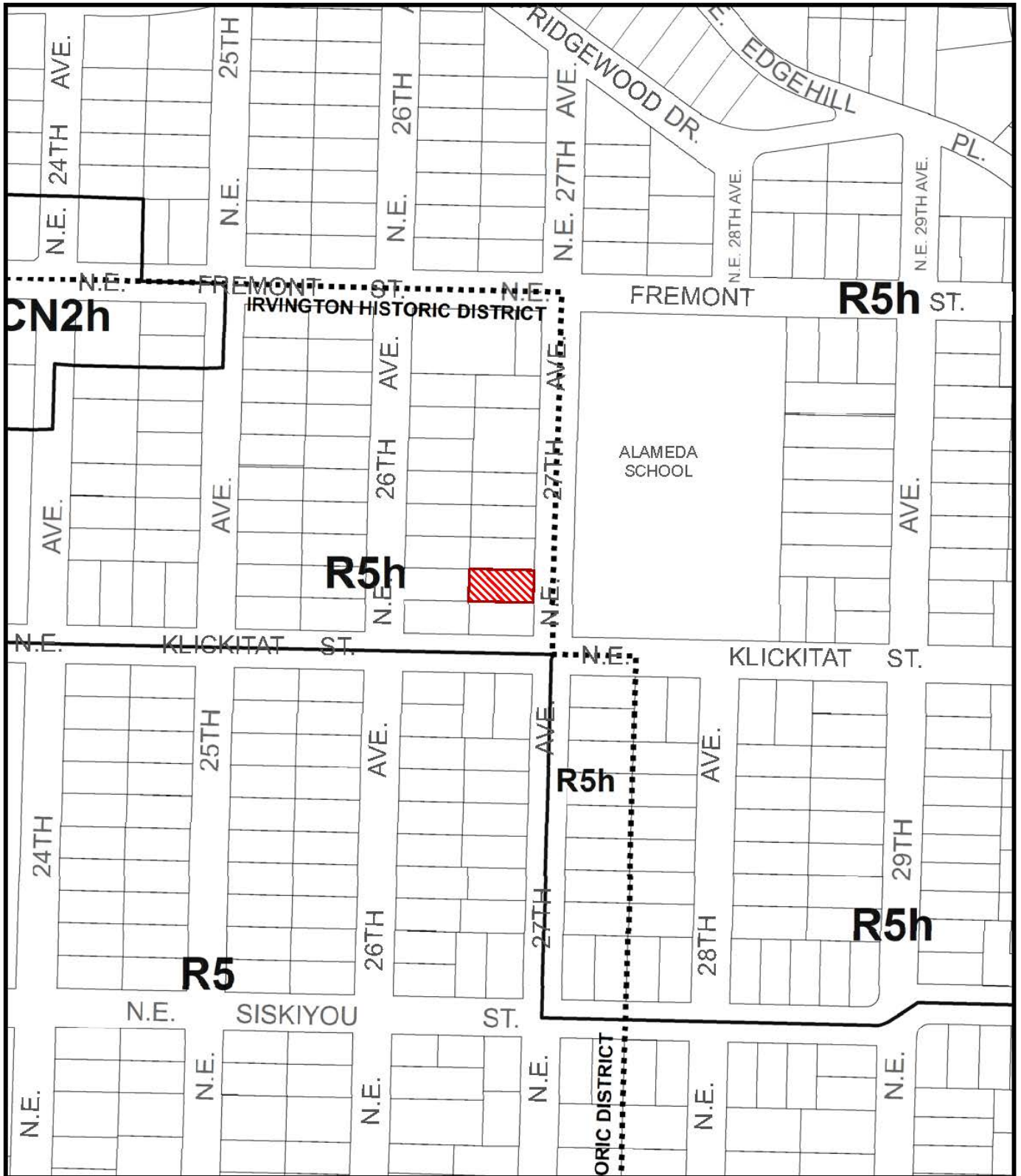
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan/Roof Plan (attached)
 - 2. Existing and Demo Elevations
 - 3. New Elevations (attached)
 - 4. Details
 - 5. Window Information
 - 6. Garage Door Information
 - 7. Column Information
 - 8. Light Fixture Information
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Water Bureau
 - 2. Fire Bureau
 - 3. Life Safety Review Section of BDS
 - 4. Bureau of Environmental Services
 - 5. Bureau of Transportation Engineering and Development Review
- F. Correspondence:
 - 1. Dean Gisvold, ICA land Use Committee, July 1, 2015
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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



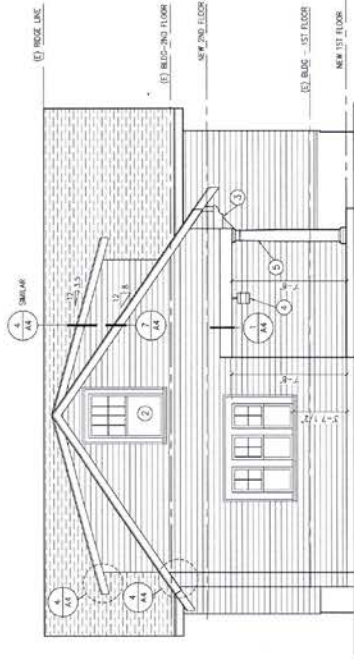
This site lies within the:
IRVINGTON HISTORIC DISTRICT

File No. LU 15-156057 HR
 1/4 Section 2733
 Scale 1 inch = 200 feet
 State_Id 1N1E25BB 1700
 Exhibit B (Apr 28,2015)

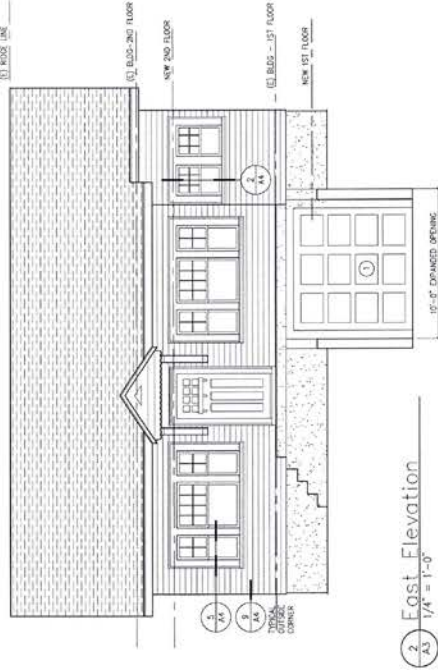
PRELIMINARY
NOT FOR
CONSTRUCTION

LAND USE REVIEW

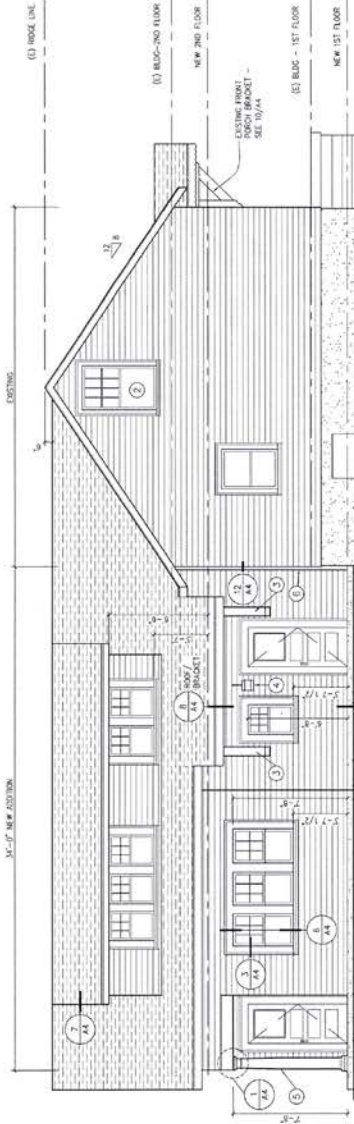
DATE ISSUED:
APRIL 23, 2015
REVISIONS:
JUNE 3, 2015



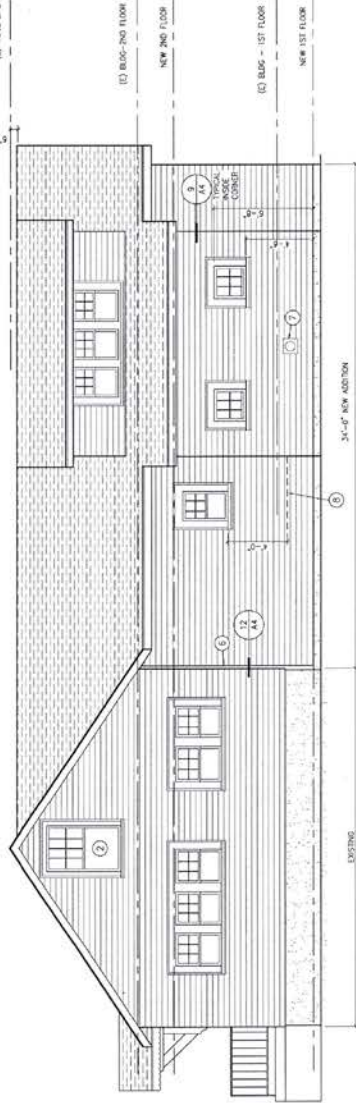
1 West Elevation
1/8" = 1'-0"



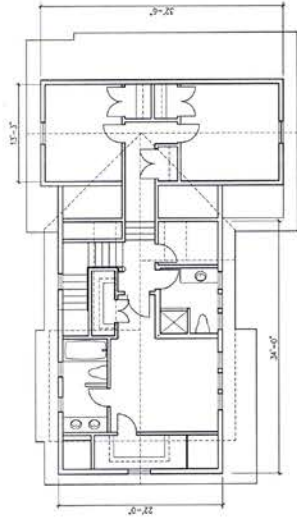
2 East Elevation
1/8" = 1'-0"



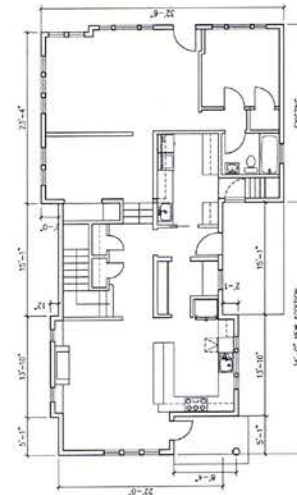
3 South Elevation
1/8" = 1'-0"



4 North Elevation
1/8" = 1'-0"



5 Attic / Second Floor Plan
1/8" = 1'-0"
FOR REFERENCE ONLY



6 First Floor Plan
1/8" = 1'-0"
FOR REFERENCE ONLY

RESIDENCE ADDITION
3307 NE 27TH AVENUE
PORTLAND, OREGON

Approved
City of Portland
Bureau of Development Services
Date: 7/8/15

GENERAL NOTES:
1. ALL EXISTING ROOFING TO BE REMOVED AND REPLACED WITH NEW ARCHITECTURAL COMPOSITION ROOFING ON EXISTING BUILDING AND NEW ADDITION.
2. EXISTING GINGE FINISH JOINTS, 4.5" EXPOSED PAINTED CEDAR LAP SIDING, ALL NEW SIDING SHALL MATCH EXISTING.
3. EXISTING DOUBLE HUNG WINDOWS TO BE RETAINED AND REPAIRABLE UNLESS INDICATED OTHERWISE.
4. EXISTING FRONT DOOR AND HINGERS TO BE RETAINED.
5. NEW DOORS AND HINGERS SHALL BE OF SIMILAR DESIGN AND CONSTRUCTION AS EXISTING.
6. NEW EXTERIOR TRIM SHALL BE OF SIMILAR DESIGN AND CONSTRUCTION AS EXISTING IN SIMILAR LOCATIONS.
7. ALL CONCRETE FINISHES SHALL BE OF SAME TYPE AS THOSE OF EXISTING AT SIMILAR LOCATIONS.
8. NEW WINDOWS AND DOORS TO BE PAINTED WOOD, DOUBLE HUNG WITH DIVETS TO MATCH EXISTING, AND CASING AND SPLICING TO MATCH EXISTING.
9. EXCEPT WHERE NOTED ON DRAWINGS, ALL LAP SIDING AT ROOF AND OUTSIDE CORNERS TO BE REPAIRABLE UNLESS OTHERWISE NOTED.

SHEET REVISIONS

- 1 NEW PANELIZED WOOD SECTIONAL GARAGE DOOR
- 2 HOUSED DOORS WINDOW
- 3 NEW WOOD ROOF SUPPORT BRACKETS TO MATCH EXISTING AT FRONT ENTRY
- 4 NEW EXTERIOR WALL MOUNTED LIGHT FIXTURE PER SPECIFICATION
- 5 PAINTED HERRING COLUMN PER SPECIFICATION
- 6 FULL HEIGHT PAINTED 2X2 CEDAR CORNER BARGE AT INTERSECTION OF NEW AND EXISTING STRUCTURE
- 7 GAS PROTECTANT VENT
- 8 STAIR LANDING BEYOND

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

JOB NO: 15102
DRAWN BY: SWK
SCALE: AS SHOWN
A3