



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: October 11, 2016
To: Interested Person
From: Meriam Rahali, Land Use Services
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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 mailed copy of this document is only a summary of the decision. 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. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 16-223058 HR – EAST FAÇADE ALTERATIONS

GENERAL INFORMATION

Applicant: Bonnie Wilson Harold | BWH
1705 Fern Place | Lake Oswego, OR 97234

Owner: Rodney D. Yoder | Heather R. Martin
920 NE Siskiyou Street | Portland, OR 97212-2232

Site Address: 920 NE Siskiyou Street
Legal Description: BLOCK 101 W 30' OF LOT 1 E 30' OF LOT 20, IRVINGTON
Tax Account No.: R420422640
State ID No.: 1N1E26BA 19700
Quarter Section: 2731
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

Plan District: None
Other Designations: Irvington Historic District
Zoning: R5 – Single Dwelling Residential 5000
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 seeks Historic Resource Review approval for the following alterations to the East Façade of a residence that is a contributing resource in the Irvington Historic District:

1. Removal of one original wood window located by the kitchen nook. The removal of this window will allow the relocation of the basement door (see item 2).
2. Relocation of the basement door from the middle of the façade to where the removed window was (see item 1). This door is not original but it will be replaced by a wood door in a traditional style to match the style of the house. This door will swing-in and will be 26 inches off the exterior grade. The relocation of the door will allow an inside staircase to the basement that meets Building Code Requirements.
3. Filling-in and patching all openings in the wood siding with cedar lap siding to match the existing lap siding material and details.
4. Filling-in and patching the opening in the concrete wall with similar material to match the existing concrete wall foundation.
5. Construction of a small exterior cedar landing with four risers.
6. Addition of an exterior porch light in a carriage style.
7. Rerouting of the existing downspout from the southeast corner of the house to the rear.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to an existing structure in the Irvington 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 approval criteria are:

- 33.846 Historic Resource Reviews
- 33.846.060.G Other Approval Criteria

ANALYSIS

Site and Vicinity: The subject property is located on NE Siskiyou Street between NE 9th Avenue and NE 10th Avenue. It is a single-dwelling, two-story house which was designed in the English Cottage style built circa 1926. It is an eligible contributing structure in the Irvington Historic District but its exterior seems to have been altered overtime. The house sits on a 3000 sq. ft. lot, sandwiched between four properties (one on each side and two on the back).

The main mass of the house is a large gable-roofed structure, oriented north-south and which encompasses both stories of the house. A smaller street-facing gable is located on the western half of the north façade and west of the main entrance. This smaller gable covers a small alcove adjacent to the living room, located above the integrated garage. Both gabled roofs have small hipped eave returns. It is sided with horizontal board wood lap siding. Two large windows with distinctive patterning on the first floor and two double-hung windows on the second floor face the street in a symmetrical pattern. Various sizes of either double-hung wood windows or fixed wood windows with distinctive patterning lie on the east, west and south façades. The front porch is a small recessed space in the front façade (north) punctuated by an arched opening. It is accessed via several steps (1/2 story up) which connect to the public sidewalk and NE Siskiyou Street. The Portland Transportation System Plan designates NE Siskiyou Street as Local Service Traffic Street, Local Service Walkway, Local Service Bikeway, and Minor Emergency Response Street.

The immediate neighborhood contains a collection of predominantly single-dwelling homes with detached garages. As in other parts of the neighborhood, styles vary and include, among other styles, Craftsman, Foursquare, Arts & Crafts, colonial revival styles, and Prairie Style homes. The house is located half a block from Irving Park.

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 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.

Irvington Historic District Platted in the late Nineteenth Century as the first addition to Portland that employed restrictive covenants, the Irvington area developed intensely with a mix of middle class housing types and sizes during the first two decades of the Twentieth Century. 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. These patterns help to lend the neighborhood the distinctive and homogeneous historic character.

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 on **September 20, 2016**. Given the scope of work, no comments received.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **September 20, 2016**. 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, October 3, 2016 – The ICA Land Use Committee has no objections to the application. (Exhibit F-1)

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 alterations. 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.

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 for 1 and 2: 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 non-original door on the East elevation of the house and leading to the basement will be removed and filled-in. The newly filled-in opening will be patched with wood lap siding to match existing wood lap siding. The newly proposed door, in an English Cottage style, will complement the façade. The proposed door will swing-in so that the door will be recessed within the wall plane to match the conditions of this contributing resources. The existing original window to be removed is in a condition to be salvaged. The opening left from the removal of this window will be mostly replaced by the new door and some new wood lap siding. All new material will match existing in detail and finish, which will maintain the character of the resource. The new proposed small cedar porch will be simple in design and will not detract from the main features of the house.

The proposed alterations do not affect the resource's physical record of its time, place and use as it will remain a single-family home in the English Cottage Style. The door proposed to be removed was not original to the home. The new proposed door with its English Cottage style will complement existing features of the house. The addition of an exterior light fixture in the same style will also complement that façade. Though the window proposed to be removed is original, its removal will allow the current owners improve their use of the basement. *These criteria are therefore met.*

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

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.

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 for 3, 4, and 5: All the alteration proposed are on the East façade of the house and will not be visible from the sidewalk. The existing non-original door to be removed will be replaced with a new door that matches the original style of the house

The removal of the original wood window will allow the interior space to be improved. The condition of the window is good; therefore, it could be re-used in a future project on or off-site.

Except for areas with proposed alterations, the existing historic materials will remain unchanged and will be protected. *Therefore, these criteria are met.*

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 work will not include any ground disturbance. No new resources are expected to be found on this site. *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: Proposed new materials will match existing materials in profile and finish and the new proposed door will replace a non-original door. The house will still be recognizable as an early 20th Century home in the English Cottage Style.
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 newly restored siding will match existing features on the house in location and detailing. The removal of the non-original door will be replaced with a style that will be complementary to the style of the house, helping to restore it back to its original historic character. Filling in the door and window openings and restoration of the siding will improve the composition of the East elevation. This side of the house is also not visible from the street. *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: The essential form and integrity of the contributing house and its environment are unimpaired by these alterations and will be preserved. The new proposed small cedar porch will also be simple in design and will not detract from the original form of the house. It could also be easily removed or replaced without affecting the original house. *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 exterior alterations are designed to be primarily compatible with the existing house, utilizing wood lap siding identical to that present on the house, and a wood door that is designed to be more compatible in style to the house than the existing door it will replace. The proposed alterations are also compatible with the character of nearby homes and with the district as a whole.
Therefore, 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 exterior alterations to this contributing house in the Irvington Historic District are compatible in detailing, dimension, proportion, and materials with the existing house, and they fit well within the context of the district itself. The proposed changes will allow the

current owners improve their interior spaces without significantly altering the architectural integrity of the house.

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

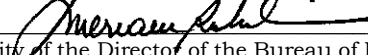
Approval of proposed alterations to the contributing house in the Irvington Historic District, including:

- Removal of one original wood window located by the kitchen nook.
- Relocation of the basement door from the middle of the façade to where the removed window was. Replacement of this door by a new wood door in a traditional style to match the style of the house. This door will swing-in and will be about 26 inches off the exterior grade (see sheet 10 for door type and trim detail).
- Filling-in and patching all openings in the wood siding with wood lap siding to match the existing wood lap siding material and details.
- Filling-in and patching the opening in the concrete wall with similar material to match the existing concrete wall.
- Construction of a small exterior cedar porch, 24” high, with four risers.
- Addition of an exterior porch light in a carriage style (see sheet 8).
- Rerouting of the existing downspout from the southeast corner of the house to the rear.

Approval per the approved site plans, Exhibits C-1 through C-7, signed and dated October 11, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 16-223058 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The proposed new door should swing-in the house so that the door will be recessed within the wall plane to match the conditions of this contributing resources.

Staff Planner: Meriam Rahali

Decision rendered by:  **on October 7, 2016**
By authority of the Director of the Bureau of Development Services

Decision mailed October 11, 2016

Procedural Information. The application for this land use review was submitted on August 12, 2016, and was determined to be complete on September 8, 2016.

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 August 12, 2016.

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: January 6, 2017**

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.

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 **October 11, 2016**. 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 503-823-7617.

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.

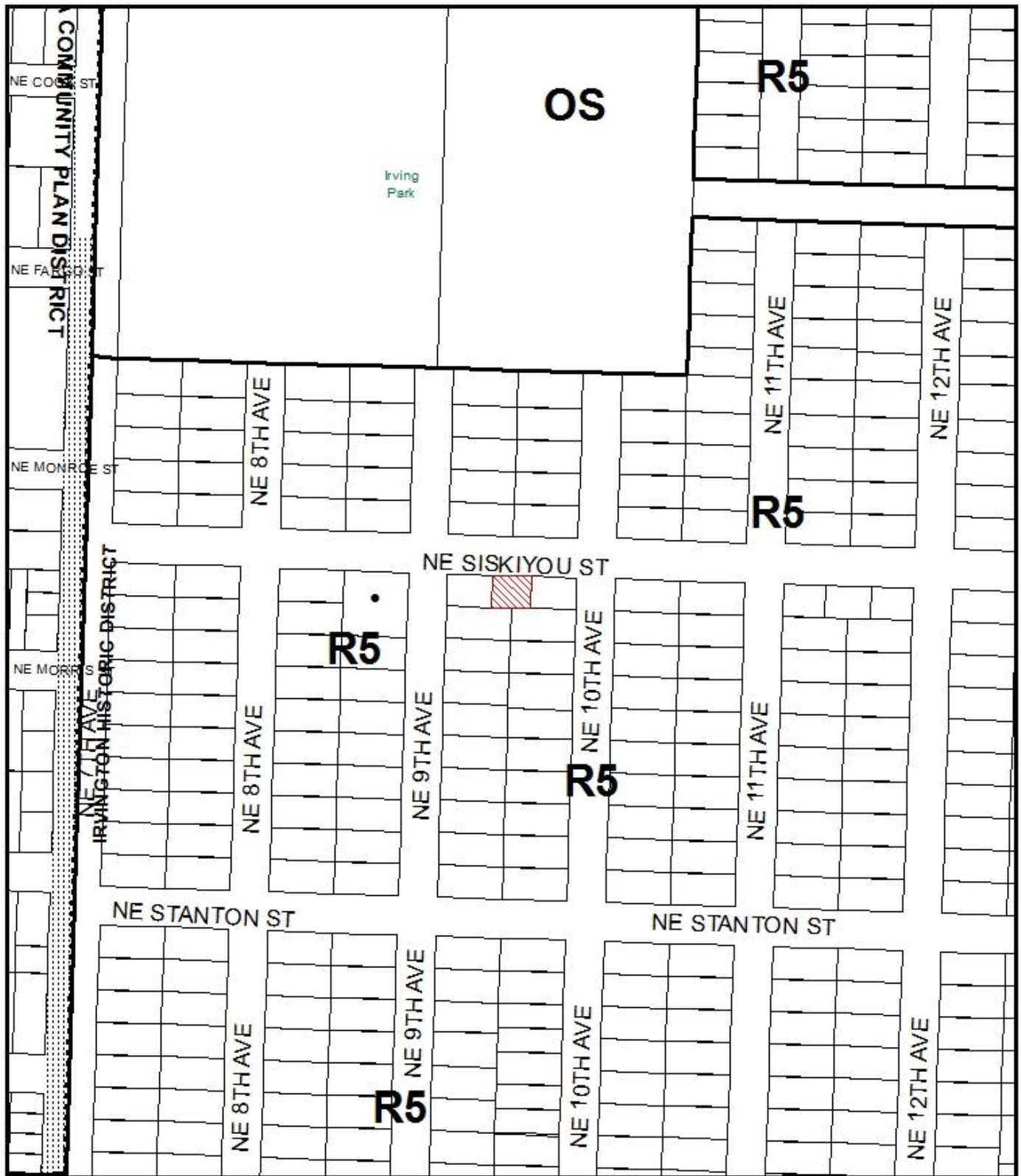
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. East Side Elevation (attached)
 3. South (Rear) Side Elevation (attached)
 4. Proposed Main (Kitchen) Floor Plan
 5. Proposed Basement Floor Plan
 6. Existing Main Floor Plan
 7. Door Type and Details
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses: No responses were received.
- F. Correspondence:

Dean P. Gisvold, on behalf of the Irvington Neighborhood Association, received October 3, 2016; no objections
- G. Other:
 1. Original LU Application
 2. Zoning Plan Examination Checksheet
 3. Site Pictures
 4. Letter of Incompleteness to applicant: August 26, 2016

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

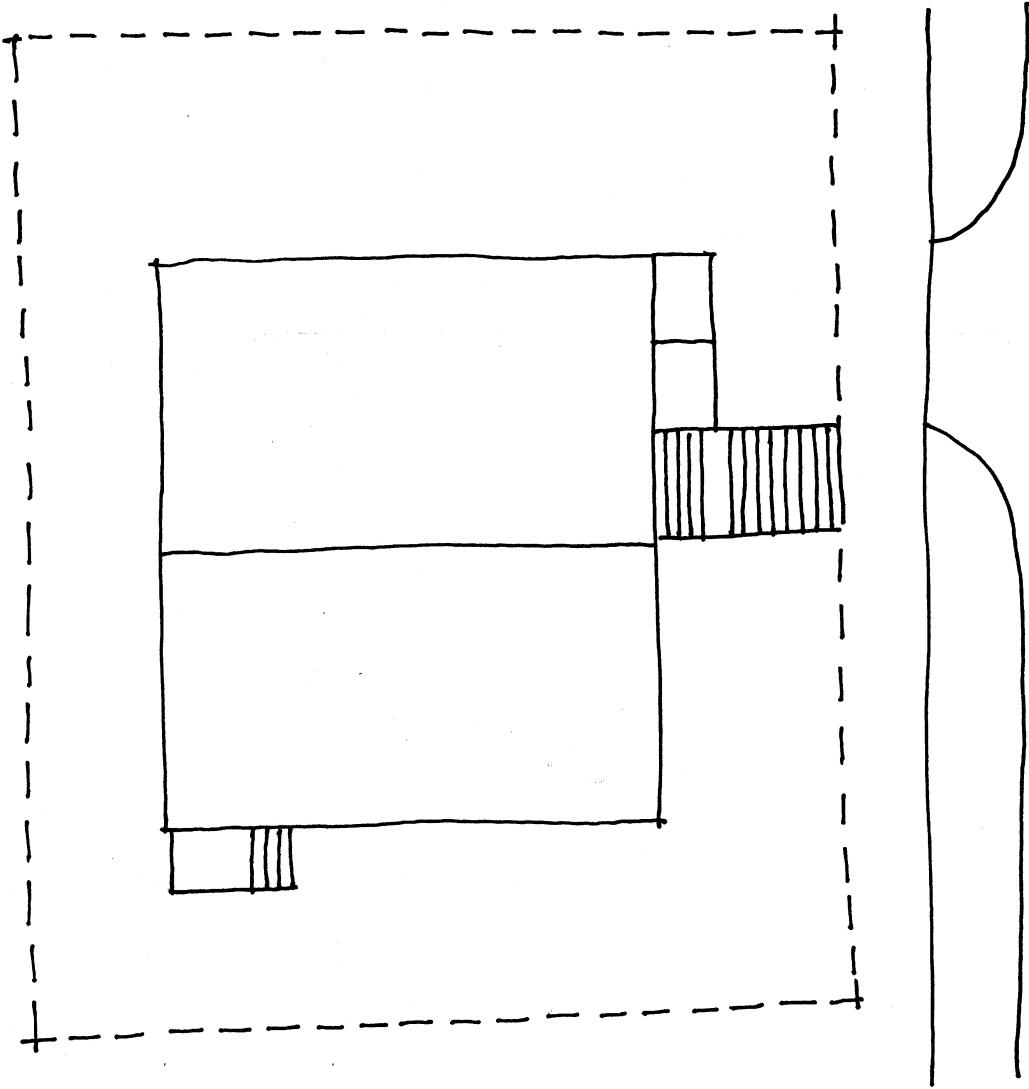
-  Site
-  Historic Landmark

This site lies within the:
IRVINGTON HISTORIC DISTRICT



File No. LU 16-223058 HR
 1/4 Section 2731
 Scale 1 inch = 200 feet
 State_Id 1N1E26BA 19700
 Exhibit B (Aug 16, 2016)

NE SISKIYOU STREET

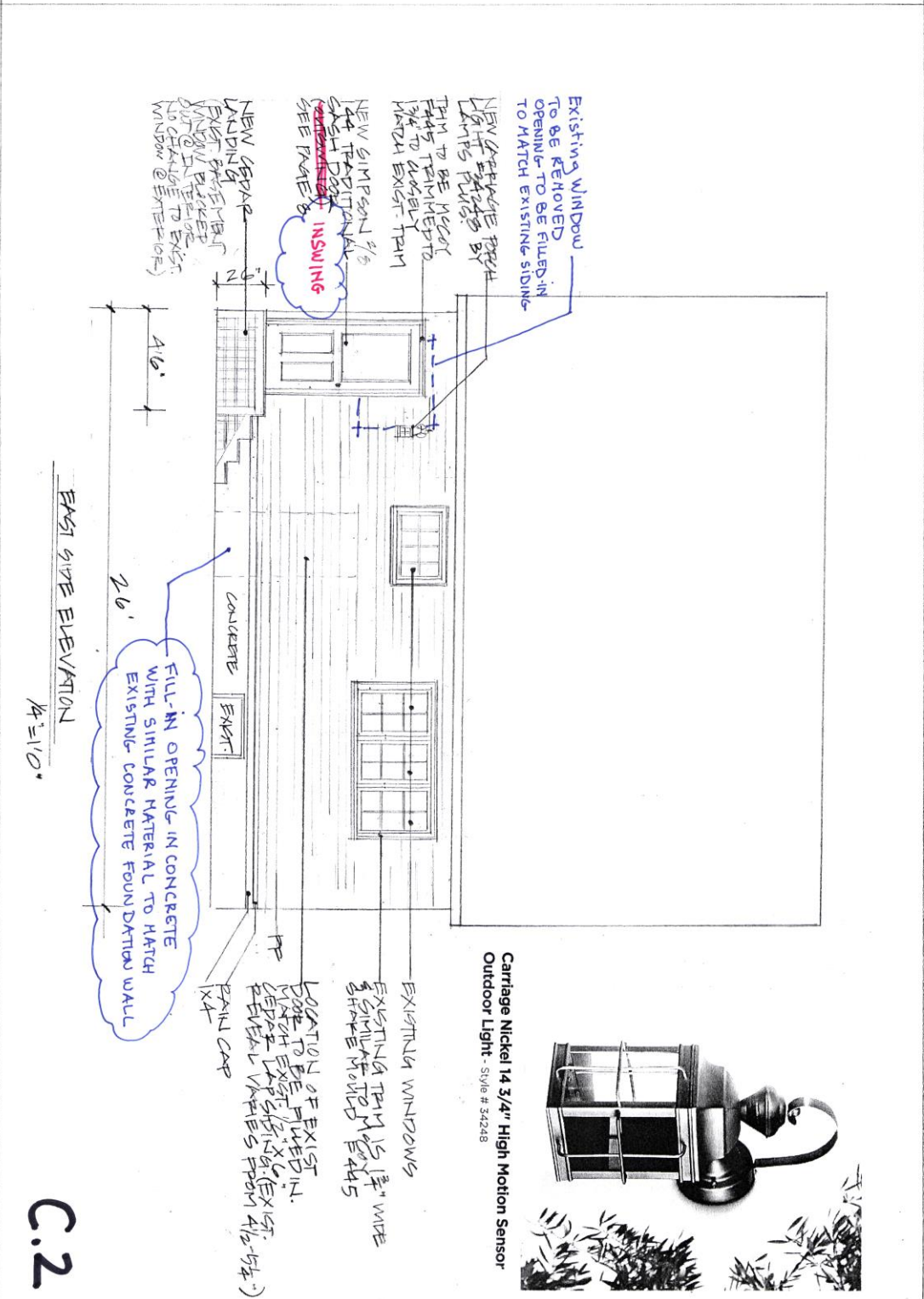


SITE PLAN
NTS

NORTH

LU 16-223058 WK

C.1

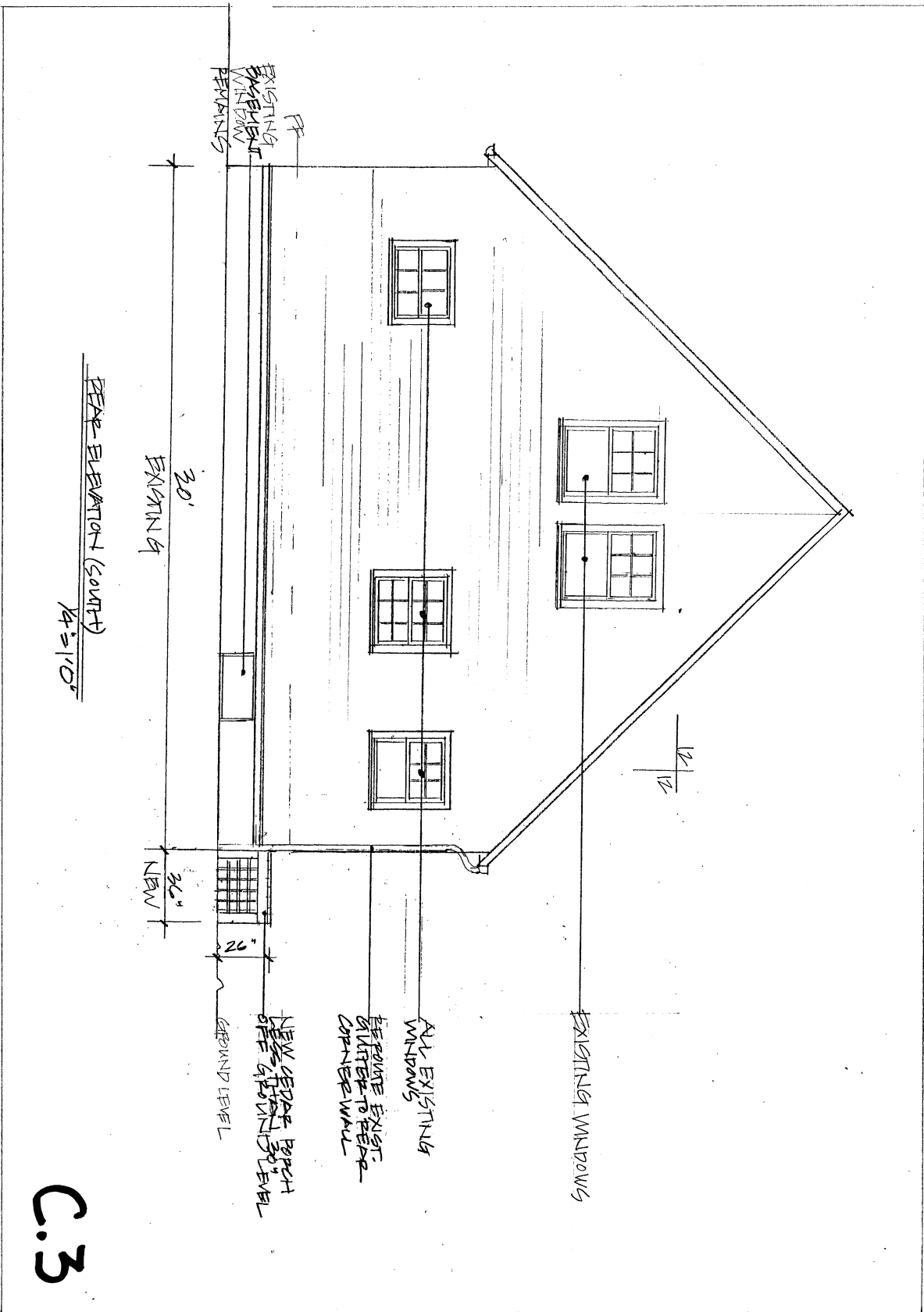


Carriage Nickel 14 3/4" High Motion Sensor
Outdoor Light - style # 34248

<p>bwh-design BONNIE WILSON HAROLD 1705 FERN PLACE LAKE OSWEGO OR 97034 503-789-2770</p>	<p>CLIENT: Rodney Yoder & Heather Martin 920 NE Siskiyou Street Portland OR 97212</p> <p>SHEET: EAST SIDE ELEV</p>	<p>DATE: 10 AUG 2016</p> <p>REVISIONS: 6 SEPT. 2016</p>
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C.2

8/11
SHEET



C.3

<p>9/11 SHEET</p>	<p>• bwh·design BONNIE WILSON HAROLD 1705 FERN PLACE LAKE OSWEGO OR 97034 503-789-2770</p>	<p>CLIENT: Rodney Yoder & Heather Martin 920 NE Siskiyou Street Portland OR 97212 SHEET: REAR ELEV(SOUTH)</p>	<p>DATE: 6 SEPT 2016 REVISIONS:</p>
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