



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

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Date: June 29, 2017
To: Interested Person
From: Hannah Bryant, 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 17-153606 HR – REAR ALTERATIONS TO A CONTRIBUTING PROPERTY

GENERAL INFORMATION

Applicants/Owners: Stephanie Redman & Patrick Preston
1816 NE 12th Ave
Portland, OR 97212-4301

Site Address: **1816 NE 12TH AVE**

Legal Description: BLOCK 257 LOT 3, HOLLADAYS ADD
Tax Account No.: R396218810
State ID No.: 1N1E26CD 08100
Quarter Section: 2831
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: None
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.
Plan District: None
Other Designations: Contributing Property in a National Historic District
Zoning: RH, *High Density Residential*
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 design review approval for exterior alterations to a rear addition. The applicant proposes removing an existing rear exterior door. The existing opening will be fully obscured with the addition of siding to match existing. An existing 'terrarium' window will be replaced with wood French doors. A small pet door will be added. While original trim on this property has previously been removed or obscured by vinyl siding, the applicant proposes to

include wood trim around the proposed door, sized to match the original wood trim on neighboring homes.

Because the home is located in the Irvington Historic District, the proposed exterior alterations are subject to Historic Resource Review.

Relevant Approval Criteria:

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

- *Criteria in Section 33.846.060.G of the Portland Zoning Code*

ANALYSIS

Site and Vicinity: The subject property is in the residential area just north of Broadway Street and the retail district around Lloyd Center. Schuyler Street is the boundary between the Lloyd District and the Irvington Historic District. This RH, multi-dwelling zone is one to 1-1/2 blocks deep, bounded on the north by the R1, multi-dwelling zone. Development in the area is a mixture of large, older single-dwellings and multi-family structures.

Known as the John O. Wrenn house, the original 3-story, foursquare home was constructed in 1905. It is a contributing structure in the Irvington Historic District. In the 1980s, a previous homeowner added a single-story rear addition to the home. All proposed alterations are located on this addition.

Zoning: The High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally, the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH 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.

Land Use History: City records indicate that prior land use reviews include the following:

- LUR 97-00050 – Approval of an adjustment to reduce the north side and east (rear) setbacks along the garage walls. Adjusted setbacks are 2” on the north side and 6” on the east (rear).

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **May 26, 2017**.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **May 26, 2017**. One written response has 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 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.
- 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.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
- 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.
- 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 subject property is a contributing resource in the Irvington Historic District. While its primary form, scale and setbacks contribute to the historic fabric of the neighborhood, little remains of the home's original exterior details. The building is clad in vinyl siding, which obscures the original trim and alters the façade proportions. The scope of this proposal is limited to a one-story rear addition, added to the primary structure in the 1980s. This addition's size, roof slope and detailing do not match the original structure, or rear additions typical of this district. It is not a historic change that merits preservation.

While removal of the vinyl siding is not part of this proposal, this proposal moves the building closer toward its original architectural detailing and improves compatibility with the adjacent properties and the Historic District. The applicants have proposed painted wood trim around the new fir French doors, to match the original trim dimensions found on adjacent properties of the same era. This proposal serves to create a positive precedent for future alterations on this home, and to prepare it for a larger-scale removal of vinyl siding and restoration of wood trim and siding. *With Condition D, that all new trim is comprised of primed and painted 5" wide wood trim, to ensure compatibility with the surrounding historic district, these guidelines are 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.
- 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: This proposal does not include repair or replacement of any historic features. Since the scope of this proposal is limited to the rear 1980s addition, the work will not happen in proximity to historic structure and therefore historic materials will not be damaged. *These guidelines are 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.

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 proposal includes the removal of an existing exterior door, and an existing protruding ‘terrarium’ window. The existing doorway will be covered and sided to match the existing vinyl siding, with the new siding threaded in to completely obscure the existing entrance. A new French door will be installed in the existing opening currently filled by the terrarium window. Beside the new French doors, a new dog-size pet door is proposed. All of these elements are contained on the rear façade of the 1980s rear addition. Removing or replacing the existing door and window does not impact the integrity of the historic resource. The new trim framing the proposed French doors and pet door will be primed and painted wood, and of a dimension to match the original wood trim on surrounding houses. Since there is no existing wood trim on this house, the homeowners are not able to find existing original details to match. However, the addition of new wood trim improves the property’s compatibility with the adjacent properties and with the Historic District. *With Condition D, requiring that new primed and painted wood trim is 5” wide, these guidelines are 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 proposal to remove an existing door and window on a rear elevation of a rear addition, and to install a new fir French door and a new pet door will facilitate interior upgrades without negatively impacting the historic façade or the architectural integrity of the structure. 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.

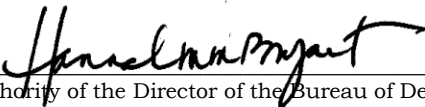
ADMINISTRATIVE DECISION

Approval of the removal of an existing door and protruding terrarium, the re-siding of the doorway to obscure the opening, and the installation of a new fir French door in the existing window opening and a new pet door will be installed beside the French doors per the approved site plans, Exhibits C-1 through C-6, signed and dated June 26, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) 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 17-153606 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. All new wood trim to be primed and painted and five inches wide.

Staff Planner: Hannah Bryant

Decision rendered by:  **on June 26, 2017.**
By authority of the Director of the Bureau of Development Services

Decision mailed June 29, 2017.

Procedural Information. The application for this land use review was submitted on April 14, 2017, and was determined to be complete on May 18, 2017.

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 14, 2017.

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.

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 will be recorded with the Multnomah County Recorder.

•*Unless appealed*, the final decision will be recorded after **June 30, 2017**, by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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.

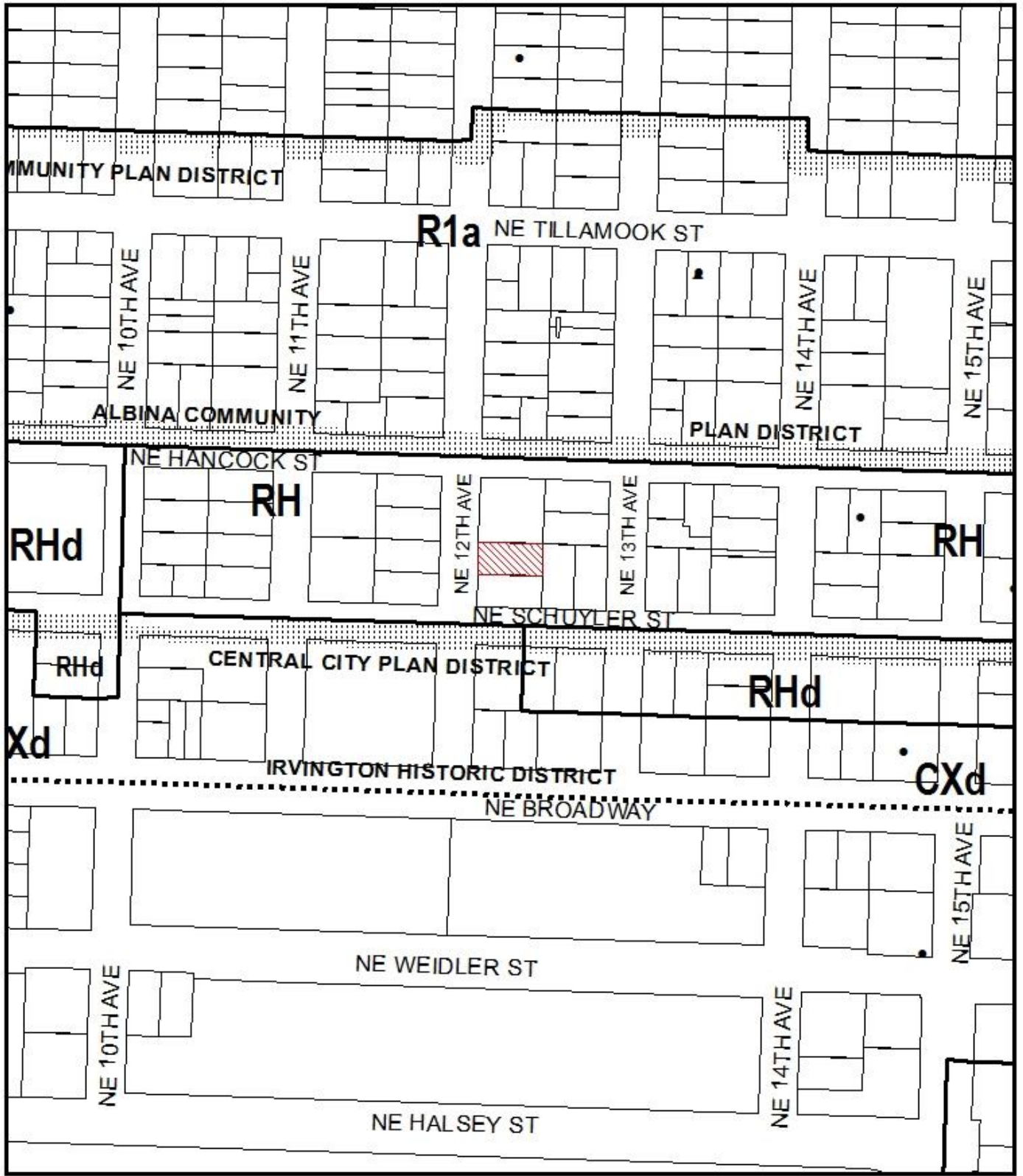
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 1. Original Narrative - April 14, 2017
 2. Original Elevations (three sheets)
 3. Existing and Proposed floor plans (two sheets)
 4. Site Photos
 5. Revised Narrative - May 14, 2017
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan
 2. All Elevations (attached)
 3. North Elevation
 4. South Elevation
 5. East Elevation with Stairs and Railings
 6. Simpson Door Cut Sheet (two sheets)
- 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. Incomplete Letter, April 28, 2017
3. E-Mail to Applicant re: necessary information, June 15, 2017

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
-  Conservation Landmarks

File No. LU 17-153606 HR
 1/4 Section 2831
 Scale 1 inch = 200 feet
 State_Id 1N1E26CD 8100
 Exhibit B (Apr 18, 2017)



This site lies within the:
IRVINGTON HISTORIC DISTRICT

IMPERVIOUS AREA

DRIVEWAY CONCRETE (EXISTING)

PATIO _____

WALK CONCRETE (EXISTING)

ROOF AREA

(INCL. OVERHANG) _____

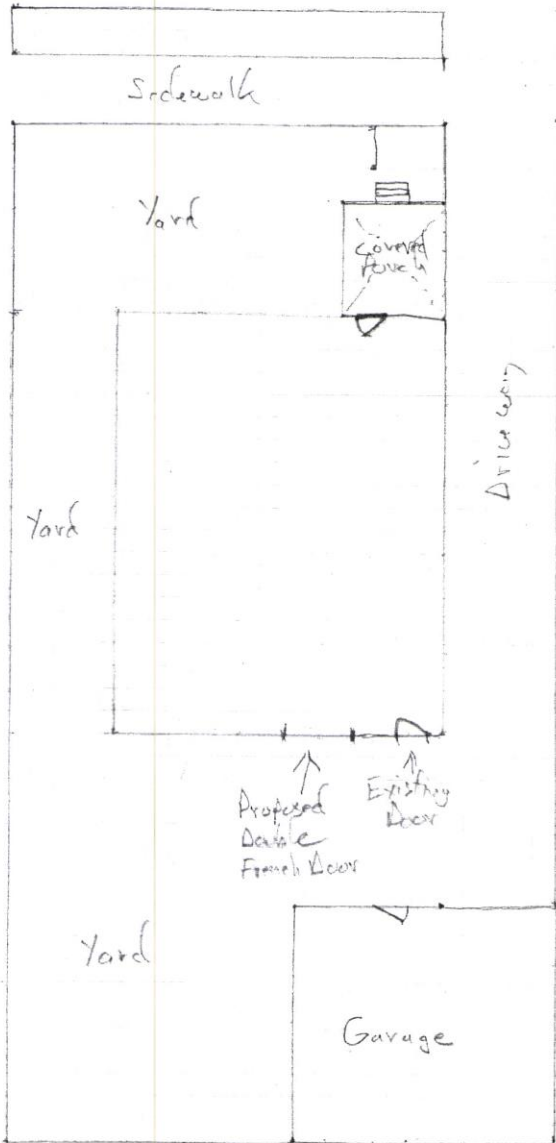
TOTAL _____

BUILDING COVERAGE

BUILDING FOOTPRINT _____

LOT AREA

5,000 ft² / .11 acre



*** Approved***
City of Portland - Bureau of Development Services

Planner J. Prigent Date 6/26/17

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

LU 17-153606 HR

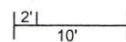
PROJECT LEGAL

PROJECT ADDRESS

1816 NE 12TH AVE - PDX

SITE PLAN

SCALE 1" = 10'



NORTH
ARROW

C.1