



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 4, 2017
To: Interested Person
From: Meriam Rahali, Land Use Services
503-823-5363 / Meriam.Rahali@portlandoregon.gov

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

The Bureau of Development Services has a approved 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 17-211983 HR – EXTERIOR ALTERATIONS/WINDOW REPLACEMENT

GENERAL INFORMATION

Owner/Applicant: Laura S Hunt | Blue Sky West LLC
5611 SE Ash Street | Portland, OR 97215-1248
503-236-7000 | blueskywest@hotmail.com

Site Address: **6347 NE 8th Avenue**

Legal Description: BLOCK 2 LOT 10, WOODLAWN HTS
Tax Account No.: R926100840
State ID No.: 1N1E14CB 03100
Quarter Section: 2431

Neighborhood: Woodlawn, contact Anjala Ehelebe at 503-388-5004.
Business District: Soul District Business Association, contact at outreach@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Plan District: None
Other Designations: Contributing Resource in the Woodlawn Conservation District
Zoning: R2.5h, Single Dwelling Residential 2,500 with Aircraft Landing and Historic Resource Protection Overlays
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 alterations to a contributing resource in the Woodlawn Conservation District. The work proposed includes replacing two

existing first floor double-hung wood windows with two double-hung wood windows, an existing first floor fixed picture wood window with a similar wood window, and two second floor double-hung wood windows with two casement wood windows. All original wood heads and sills are original to the house and to remain.

Historic resource review is required because the proposal is for a non-exempt exterior alteration on a resource in the Woodlawn Conservation District.

Relevant Approval Criteria:

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

- *33.846 Historic Resource Review*
- *Community Design Guidelines*

ANALYSIS

Site and Vicinity: The subject property is located on NE 8th Avenue between NE Holman Street and NE Rosa Parks Way. The existing residence is a 1½ story building, constructed in 1906. It is considered a contributing resource in the Woodlawn Conservation District. The house sits on a 5,000 square feet lot. The front porch spans the full width of the house. Within the porch is an original first floor bay window, the location of the some of the proposed replaced windows. This bay window is made of one large fixed picture window and two double-hung windows, one on each side of the picture window. Two double-hung wood windows on the upper level of this elevation are also proposed to be replaced. All five windows are in poor condition.

The Portland Transportation System Plan designates NE 8th Avenue as Local Service Traffic Street, Local Service Walkway, Local Service Bikeway, and Minor Emergency Response Street. This area of the neighborhood is outside the Woodlawn Pedestrian District that spans the commercial center of Woodlawn neighborhood.

The Woodlawn neighborhood originated as a rural farm community in the 1860s and 1870s. It was first developed as a streetcar suburb in the late 1880s. The commercial center developed around the original streetcar station triangle (the depot) at the intersection of Durnham and Dekum Avenues. The commercial area flourished until the 1920s when Woodlawn lost most of its commercial activities and became more residential in character. Many people moved to the area in the 1940s to work at the shipyard and Woodlawn became a racially-integrated neighborhood before the rest of Albina. After a period of decline in the 1950s and 1960s, Woodlawn became a Model Cities project in 1970 which resulted in public improvements including the creation of Woodlawn Park, which resulted in the razing of 80 of the area's oldest houses.

Zoning: The Residential 2,500 (R2.5) 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. The minimum density for new lots in this zone is 1 unit per 5,000 square feet and the maximum density is based on lot size and street configuration. Both detached and attached single-dwellings are allowed. Minimum lot size for both types of development is 1,600 square feet with minimum front lot line of 30 feet and minimum depth of 40 feet. There is no required minimum lot width or front lot line for lots that are developed with structures that meet certain additional development standards related to design.

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.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **October 12, 2017**. 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 Woodlawn Conservation 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*.

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

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

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.

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.

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.

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 P1, P2, D6, D7, and D8: The only changes proposed are new wood windows to replace the existing deteriorated wood windows on the front façade of the resource in the Woodlawn Conservation District. These new wood windows will be matching the original wood windows' profile, materials, and detailing. Thus, they will ensure that the resource will remain compatible with its neighbors, several of them historic resources, and with the conservation district as a whole. And except for the removal of the original windows that are in poor condition, the rest of the existing historic materials remain unchanged and are protected, including the 1st floor stained glass window located near the bay window. This stained glass fixed window is a vestige of the era when this contributing resource was built.

The replacement of these five original wood windows with wood windows that are complementary to the original style of the house, helps restore it back to its original historic character. The applicant is only proposing to replace the sashes of the windows. Trims and casings are original to the house and are proposed to be preserved. The profile of the proposed windows matches very closely to the profile of the original windows. In addition, all these proposed windows are recessed in the wall to match the rest of the original windows of the house. This detail of the installation will also help maintain the character of the resource. The only proposed change in type of windows is for the upper level windows. These are currently double-hung windows and are proposed to be casement windows in response to life safety requirement.

The proposed window design, material, and detailing matching the existing window design, material, and detailing will result in a cohesive composition of the resource, and the essential form and integrity of the contributing house and its environment will be impaired by this window replacement and the resource will in fact be preserved for many more years.

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 replacement of five historic wood window that are in poor condition, with five new wood windows will also ensure continued preservation of the historic resource. The new windows are to match the existing original windows in material, profile, character, and detailing.

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 five new wood windows, one fixed, two double-hung, and two casement, replacing five original deteriorated wood windows, per the approved site plans, Exhibits C-1 through C-3, signed and dated November 28, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) 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 17-211983 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.

Staff Planner: Meriam Rahali

Decision rendered by: Meriam Rahali **on November 28, 2017**
By authority of the Director of the Bureau of Development Services

Decision mailed December 4, 2017

Procedural Information. The application for this land use review was submitted on July 28, 2017, and was determined to be complete on October 9, 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 July 28, 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. Unless further extended by the applicant, **the 120 days will expire on: February 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **December 5, 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.

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:
 - 1. Response to the Community Design Guidelines
 - 2. Photos
 - 3. Narrative and Original Drawings
 - 4. Follow-up Email to Incomplete Letter
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Proposed East-Front Elevation (attached)
 - 3. Window Cutsheet
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter, dated August 17, 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



THIS SITE LIES WITHIN THE:
WOODLAWN CONSERVATION DISTRICT

File No.	LU 17-211983 HR
1/4 Section	2431
Scale	1 inch = 200 feet
State ID	1N1E14CB 3100
Exhibit	B Jul 31, 2017

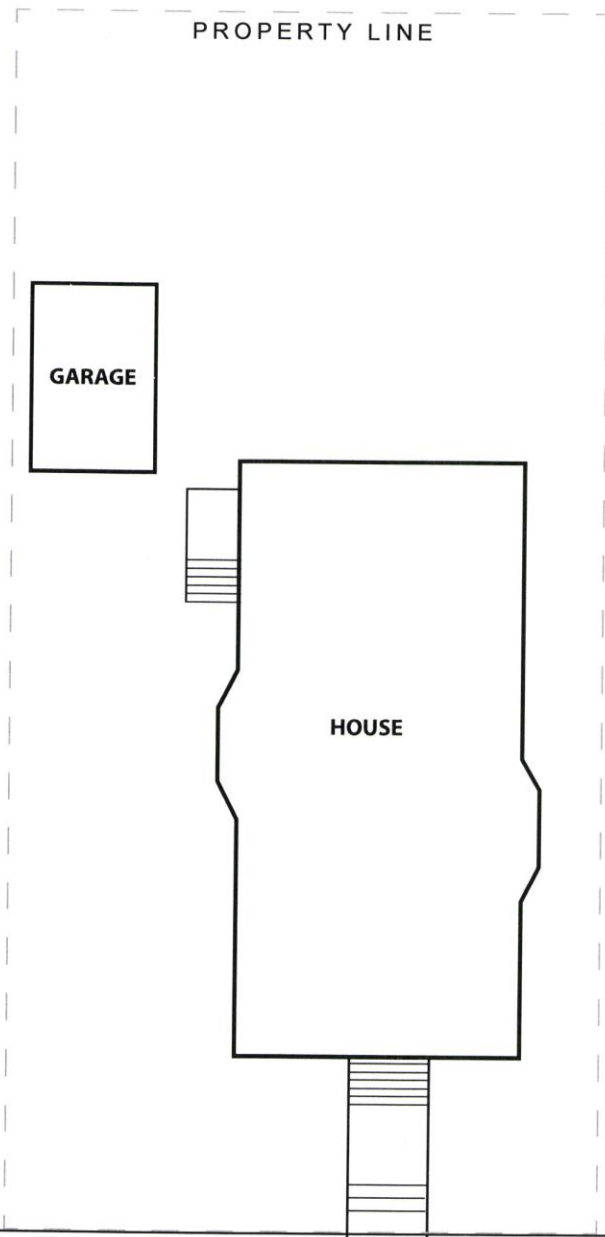
SITE PLAN OCT. 6, 2017

6347 NE 8th Ave.
Portland, OR 97211
Applicant: Blue Sky West, LLC
(Laura Hunt, member)



1 0 1 5 10 ft

APPROXIMATE
SCALE IN FEET

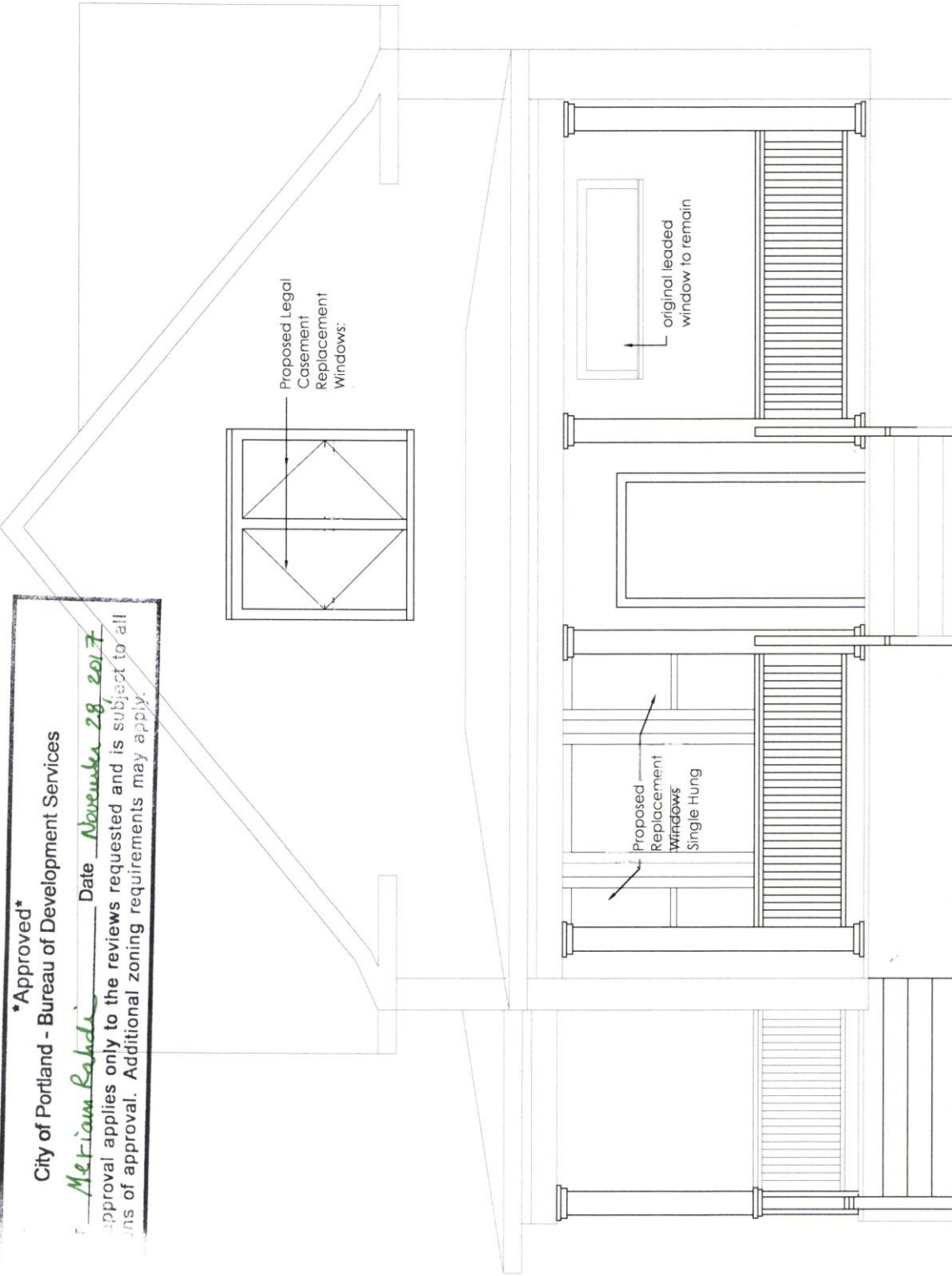


Approved
City of Portland - Bureau of Development Services
Planner: *Meriam Rahali* Date: *November 29, 2017*
* This approval applies only to the reviews requested and is subject to all applicable rules and regulations. Additional zoning requirements may apply.

LU17-211983 HR

EXH.C.1

Approved
City of Portland - Bureau of Development Services
Meriam Bahdi Date *November 28, 2017*
approval applies only to the reviews requested and is subject to all
conditions of approval. Additional zoning requirements may apply.



Proposed Front Elevation
scale: 1/4" = 1'-0"

EXH. C.2

LW17-211983 HR