



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

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Date: September 6, 2018
To: Interested Person
From: Santiago Mendez, Land Use Services
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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 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 18-210095 HR – EXTERIOR ALTERATIONS AND ADDITIONS

GENERAL INFORMATION

Applicant: Angela Crandall
1800 NW 167th Pl. #150 | Beaverton, OR 97006
angela@blissful-heart.com

Owner: Waterbank Holdings LLC
1800 NW 167th Pl. #150 | Beaverton, OR 97006

Site Address: **2217 NE 14th Avenue**

Legal Description: BLOCK 77 LOT 4, WEST IRVINGTON
Tax Account No.: R893600070
State ID No.: 1N1E26CA 09500
Quarter Section: 2831

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030

Plan District: None
Other Designations: Contributing Resource in the Irvington Historic District

Zoning: **R5a** – Residential 5,000 with Alternative Design Density Overlay and Historic Resource Protection Overlay

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

PROPOSAL:

The applicant requests Historic Resource Review approval for the following exterior alterations and additions for the remodel of a contributing resource in the Irvington Historic District:

East Façade (Street Facing)

- Replacement of non-original metal railing with new painted wood railing.
- Addition of new painted wood entry stair.
- Replacement of existing non-original plywood panels with new painted lap siding to match existing lap siding at the base.

- Repair or replacement (as needed) of base bellyband and trim at the base.
- Addition of wall-mount entry light fixture.
- Replacement of existing non-original wood door with new wood door and side lights.
- Replacement of existing second story shingle siding with new lap siding.
- Repair or replacement (as needed) of existing wood windows with new wood windows at second story.
- Replacement of non-original metal windows with new painted wood double hung windows at third story.
- Replacement of existing shingles with new matching shingles at third story.

North Façade (Side Facing)

- Replacement of existing basement window with a new fiberglass window.
- Repair or replacement (as needed) of bellyband and trim at the base.
- Replacement of existing wood door with new painted wood door.
- Addition of new wood clad window in original window location (missing and covered by previously)
- Replacement of non-original metal windows with new double hung wood clad windows at second and third stories.
- Replacement of existing second story shingle siding with new lap siding.
- Replacement of existing second lap siding with new lap siding to match.
- Replacement of existing shingles with new matching shingles at third story.

West Façade (Rear Facing)

- Repair or replacement (as needed) of bellyband and trim at the base.
- Addition of new new painted wood railing.
- Addition of new painted wood entry stair.
- Addition of new wall mount entry light fixtures.
- Replacement of existing non-original French doors with new wood clad French doors.
- Replacement of existing non-original metal window with new painted wood clad double hung at first floor.
- Replacement of existing non-original metal windows with new painted wood clad windows at second story.
- Replacement of existing shingles with new matching shingles at third story.

South Façade (Side Facing)

- Replacement of existing basement window with a new Fiberglass window.
- Repair or replacement (as needed) of bellyband and trim at the base.
- Replacement of existing non-original metal windows with new painted wood clad windows at first, second and third stories.
- Replacement of existing second story shingle siding with new lap siding.
- Replacement of existing second lap siding with new lap siding to match.
- Replacement of existing shingles with new matching shingles at third story.

Historic Resource Review is required for the proposed exterior addition to this contributing resource 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 criteria are:

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

ANALYSIS

Site and Vicinity: The building in question is located at 2217 NE 14th Avenue in Irvington Historic District. The single-family house was constructed in 1908 in a Colonial Revival style. The house is designated as a “Contributing Resource” for the Irvington Historic District.

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 Alternative Design Density “a” overlay is in place to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements.

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 that there are no prior land use reviews for this property.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 3, 2018**. The following Bureaus have responded with no issues or concerns:

- Life Safety Section of BDS

Please see Exhibit E-1 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 3, 2018. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Dean Gisvold, Chair of the Irvington Community Association (ICA) Land Use Committee, on August 23, 2018, wrote that the ICA Land Use Committee has reviewed this application and has comments regarding windows and siding, which have been passed on to the applicant and changes reflected with revised drawings.

Please see Exhibit F-1 for additional details.

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: The historic character of the original home will be retained. Deteriorated siding will be replaced with a combination of painted lap siding and shingle siding. An effort will be made to retain as much of the original trim and details as possible, including the damaged belly band. *Therefore, this guideline has been 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 original home will remain a physical record of its time. Damaged materials will be replaced keeping in character with the original building. *Therefore, this guideline has been met.*

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

Findings: There have not been any historically-relevant changes to the home over time. *Therefore, this guideline has been 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: The original intent of the owners was to remove the non-historic vinyl siding and repair the existing wood siding. However, once the vinyl was removed, significant dry rot and deterioration were found. It was not feasible to keep the existing siding. Therefore, deteriorated siding will be replaced with siding that matches the original in style, detail and characteristics. All original wood windows at main floor, second floor and attic level will be repaired or if necessary, replaced with new wood windows to match originals. *Therefore, this guideline has been met.*

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: Any historic feature that can be retained will be protected during construction. *Therefore, this guideline has been 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: The addition of a new backyard deck and front stair will not destroy historic materials that characterize the property. *Therefore, this guideline has been 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 deck will match the depth of the existing front deck to achieve compatibility with the home's massing, size, scale and features. The new entry stair will match the width of the entry door and sidelites. *Therefore, this guideline has been 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 new deck and entry stair will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource would be unimpaired. New basement windows will be replaced from wood to fiberglass to fit the existing opening, and if removed in the future, the integrity of the historic resource will be unimpaired. *Therefore, this guideline has been 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 new deck and stair will be designed to be compatible with the original resource, secondarily with adjacent properties and with the rest of the district. All siding replacement will be compatible with the original resource. *Therefore, this guideline has been 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 requirements of Title 11 can be met, and 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. This proposal meets the applicable Historic Resource Review and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Exterior Alterations and Additions to 2217 NE 14th Ave., per the approved site plans, Exhibits C-1 through C-14, signed and dated 8/31/18, 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 4 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 18-210095 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: Santiago Mendez

Decision rendered by:  **on 8/31/18**

By authority of the Director of the Bureau of Development Services

Decision mailed: 8/31/18

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 July 27, 2018, and was determined to be complete on July 30, 2018.

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 27, 2018.

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 requested that the 120-day review period be extended for 7 days, on August 29, 2018. Unless further extended by the applicant, **the 120 days will expire on: 12/4/2018**

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 9/20/18** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **9/21/18** 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.

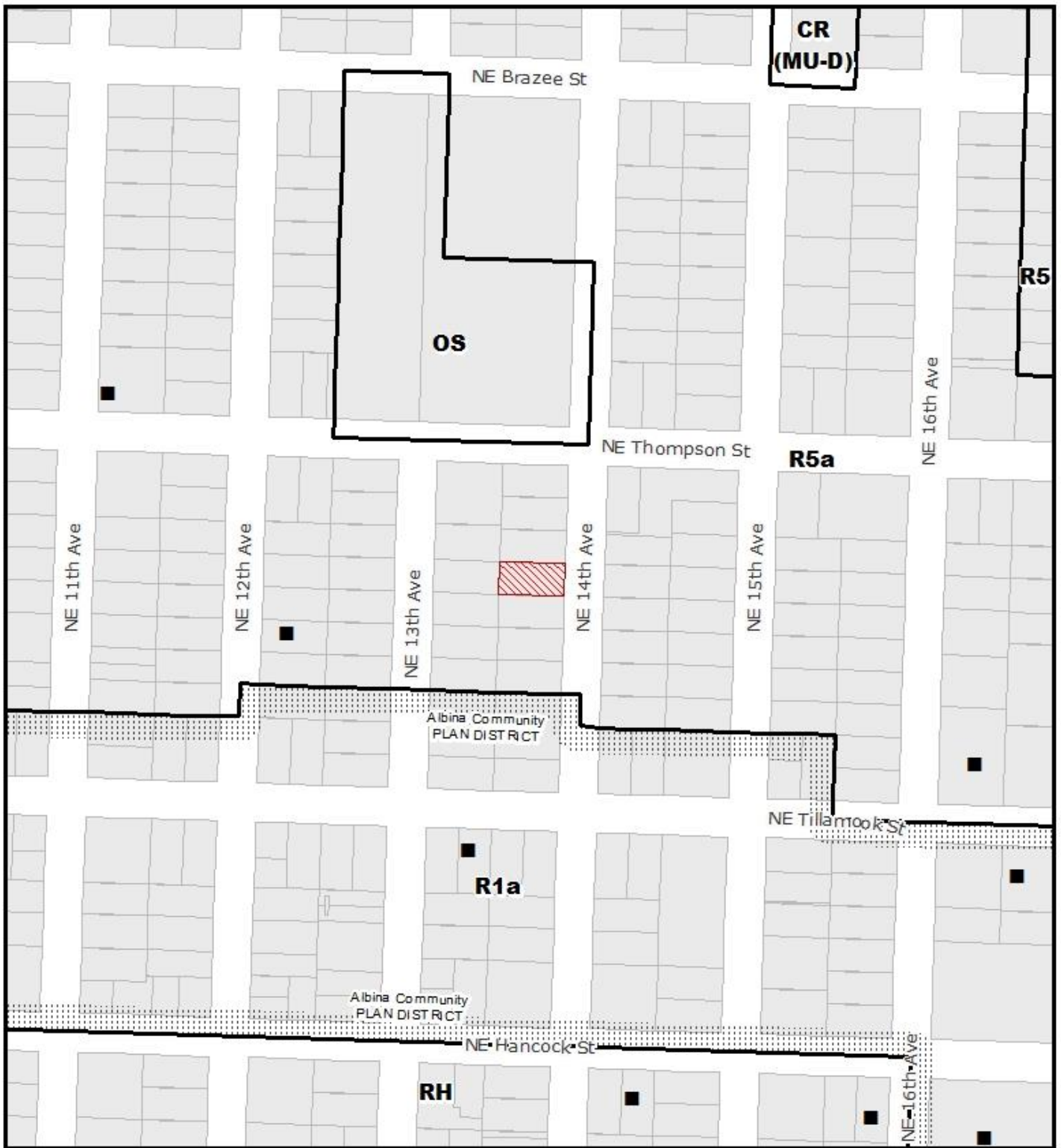
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Project Narrative
 - 2. Siding Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Basement and Ground Floor Plans
 - 3. Second and Attic Floor Plans
 - 4. East Elevation
 - 5. North Elevation
 - 6. West Elevation
 - 7. South Elevation
 - 8. Perspectives
 - 9. Door and Window Schedules
 - 10. Wood and Door Details
 - 11. Porch Details
 - 12. Manufacturer's cutsheet – door
 - 13. Manufacturer's cutsheet – exterior lighting
 - 14. Manufacturer's cutsheet – wood windows
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Section of BDS
- F. Correspondence:
 - 1. Dean Gisvold, Chair of the Irvington Community Association Land Use Committee, on August 23, 2018.
- G. Other:
 - 1. Original LU Application
 - 2. Extension Letter, August 29, 2018

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:
IRVINGTON HISTORIC DISTRICT



Site



Conservation Landmarks



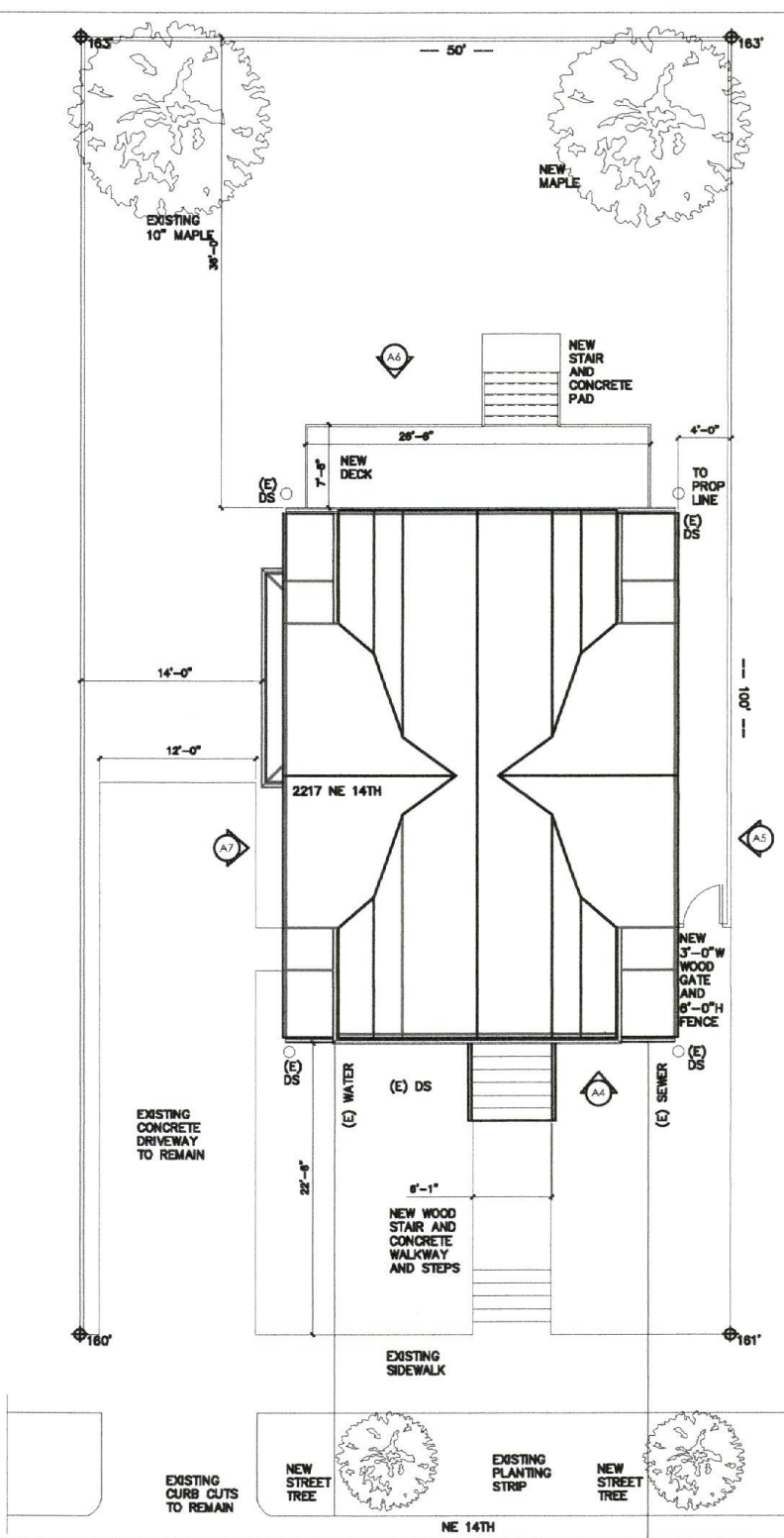
Historic Landmark

File No.	LU 18-210095 HR
	2831
Scale	1 inch = 200 feet
State ID	1N1E26CA 9500
Exhibit	B Jul 30, 2018

1/4 Section

Approved
 City of Portland - Bureau of Development Services
 Planner Sm Date 8/31/18
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

GENERAL INFORMATION	
TAX LOT #	R301148
YEAR BUILT:	1908
SQUARE FOOTAGES	
MAIN FLOOR (FOOTPRINT):	814
FRONT PORCH:	208
BACK DECK:	200
SECOND FLOOR:	808
BASEMENT:	808
ATTIC:	200
LOT INFORMATION	
50' X 100' LOT - 5000 SF TOTAL	
TREE COVERAGE:	
40 % REQUIRED OF 5,000 LOT = 2,000 SF	
2 LARGE TREES = 2,000 SF - 2 MAPLES	



A1 1/8" = 1'-0" 7.28.18

NEW SITE PLAN
BLAKE RESIDENCE REMODEL
 2217 NE 17TH AVENUE PORTLAND OREGN 97212

EXHIBIT C-1
 UM 18-210095 HR