



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

Ted Wheeler, Mayor
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Date: December 31, 2019
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@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 19-260394 HR – CHIMNEY REBUILD

GENERAL INFORMATION

Applicant: Courtney Lee
Portland Fireplace And Chimney Inc
11124 NE Halsey St Box 465
Portland, OR 97220

David L Slader Trust
Barbara R Slader Trust
3217 NE 18th Ave
Portland, OR 97212-2327

Site Address: 3217 NE 18TH AVE

Legal Description: BLOCK 44 LOT 4, IRVINGTON
Tax Account No.: R420409410
State ID No.: 1N1E26AB 16400
Quarter Section: 2732

Neighborhood: Sabin Community Assoc., contact at sabin@necoalition.org.
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

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

Zoning: R5 – Residential 5,000 with Historic Resource Protection overlay
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 proposes to rebuild a chimney, already removed. The chimney will be rebuilt with matching details, including a corbeled shoulders and herringbone inset panel; however, the applicant proposes to reduce the height of the chimney for a gas insert and has requested to intersperse clinker brick into the standard brick construction.

Historic Resource Review is required for non-exempt exterior alterations in a historic district.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code. The relevant approval criteria are:

- 33.846.060.G Other approval criteria

ANALYSIS

Site and Vicinity: The subject property is a 1.5-story Bungalow, constructed in 1915, is oriented east on NE 18th Avenue and set high above the street behind stone retaining walls. The house is clad with lap siding and features brick piers at the front porch. The house, which is a contributing resource in the Irvington Historic District, is surrounded primarily by other contributing single dwelling structures.

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.

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.

Land Use History: There are no prior land use reviews for this site.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on December 13, 2019. No Bureaus have responded with issues or concerns about the proposal.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 13, 2019. Three response were received from the Neighborhood Association(s) or notified property owners in response to the proposal.

1. Gene Leverton, on December 18, 2019, wrote in support.
2. Dean Gisvold, Chair of the Irvington community Association Land Use Committee, on December 27, 2019, wrote with comments noting that clinker brick was not present in the original chimney and concerns with the height reduction, suggesting it should not be lower than the highest point of the roof.
3. Rachel Lee, Sabin LUTC Chair, on December 27, 2019, wrote in support.

Staff Response: Staff has responded to issues regarding the introduction of clinker brick and the height reduction in the findings below.

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.
- 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.
- 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.
- 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 for 1, 2, 3, 4, 5, 7, 8, 9, and 10: The proposal is to legalize work already performed to remove the original chimney and replace it with a new chimney. The applicant proposes changes to the new chimney which would differentiate it from the original, including reducing the height by 5.5', including a gas insert, and introducing clinker brick into the brick pattern; certain aspects of the original chimney would be recreated including the inclusion of an inset herringbone panel at the firebox, projecting belt course, and stepped shoulder detailing. Because the original bricks have already been removed, the applicant proposes the use of new bricks to match those at the front porch. No other treatments are proposed that would harm historic materials. Reconstruction of the chimney, including the stepped shoulders, projecting belt course, and herringbone inset panel will help preserve the historic character of the resource, ensure that it remains a record of its time, and preserves the essential form and integrity of the resource. Because the introduction of clinker brick would be a new conjectural feature that creates a false sense of history, staff has added a condition that no clinker bricks shall be added to the exterior chimney. In addition, reducing the height of the chimney would also create a false sense of history and would generally be incompatible with the resource, adjacent properties and the district as a whole, as chimneys were historically designed to rise above the roof ridge. As such, staff has added a condition that the top of the chimney shall not drop below the height of the highest point of the roof. It is understood that additional bracing may be needed to secure the chimney seismically; staff is supportive of additional seismic bracing to ensure minimal reduction of chimney height.

With the condition that no clinker bricks shall be added to the exterior chimney; and

With the condition that the height of the chimney shall not drop below the highest point of the roof, these approval 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: No excavation is proposed. *This criterion is not applicable.*

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

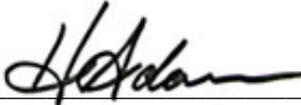
The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. With the conditions of approval intended to preserve the historic character of the original resource, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of reconstruction of a chimney, already removed, in the Irvington Historic District. The new chimney will include matching details, including corbeled shoulders and herringbone inset panel, and will have a slight height reduction as a result of a gas insert. This approval is per the approved site plans, Exhibits C-1 through C-2, signed and dated December 27, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) 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 19-260394 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. No clinker bricks shall be added to the exterior chimney.
- E. The height of the chimney shall not drop below the highest point of the roof.

Staff Planner: Hillary Adam

Decision rendered by:  **on December 27, 2019**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 31, 2019

Procedural Information. The application for this land use review was submitted on December 4, 2019, and was determined to be complete on December 10, 2019.

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 December 4, 2019.

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: April 8, 2020.**

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 31, 2019** 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:

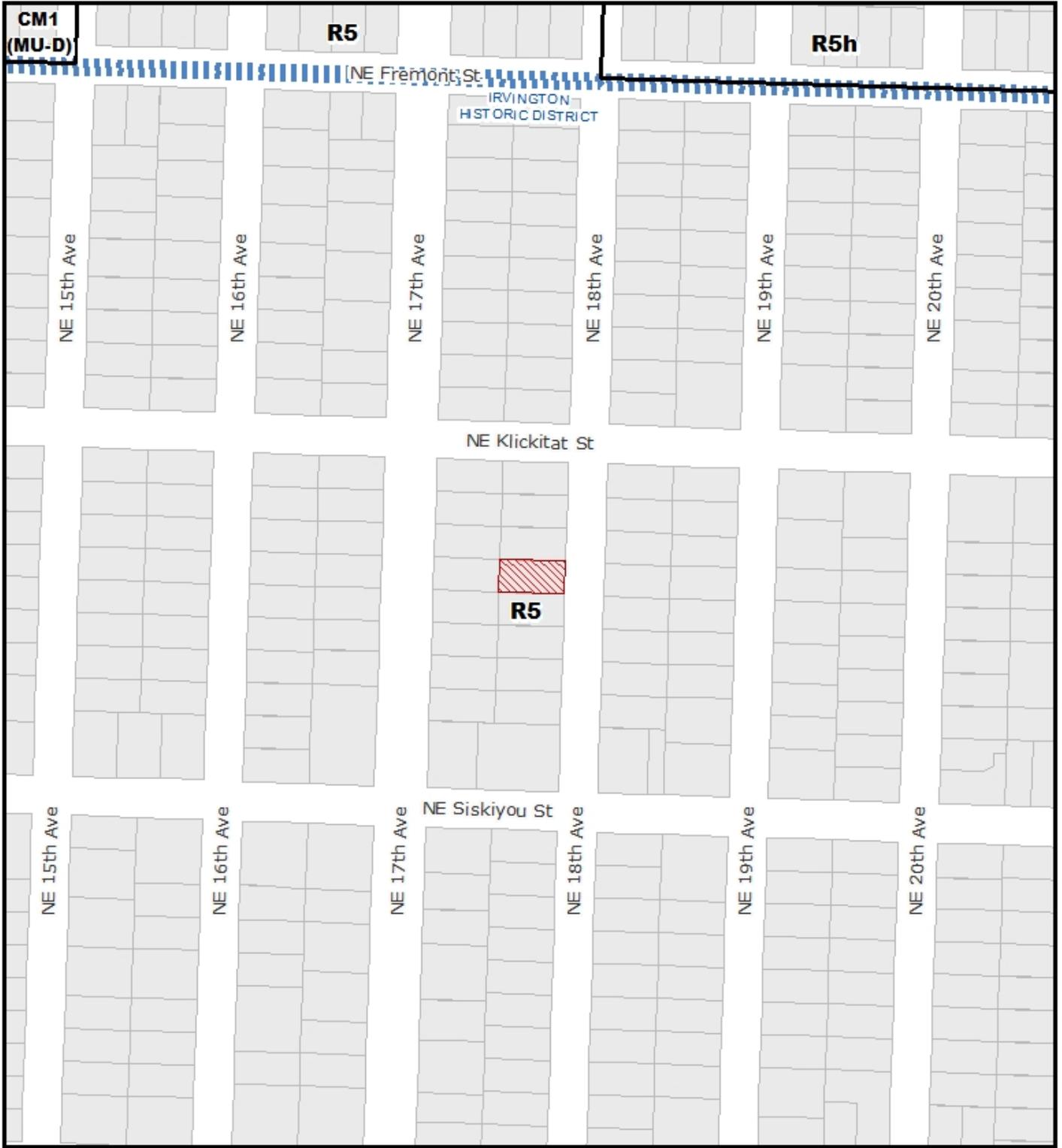
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Photos of Resource and Chimney
 - 3. Photos of similar work
 - 4. Photo of clinker brick
 - 5. Drawings
 - 6. Proposed chimney with reduced height and clinker brick
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: No responses were received.
- F. Correspondence:
 - 1. Gene Leverton, on December 18, 2019, wrote in support.
 - 2. Dean Gisvold, Chair of the Irvington community Association Land Use Committee, on December 27, 2019, wrote with comments.
 - 3. Rachel Lee, Sabin LUTC Chair, on December 27, 2019, wrote in support.
- G. Other:
 - 1. Original LU Application

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 
 NORTH
 IRVINGTON HISTORIC DISTRICT

 Site

File No.	LU 19 - 260394 HR
1/4 Section	2732
Scale	1 inch = 200 feet
State ID	1N1E26AB 16400
Exhibit	B Dec 06, 2019

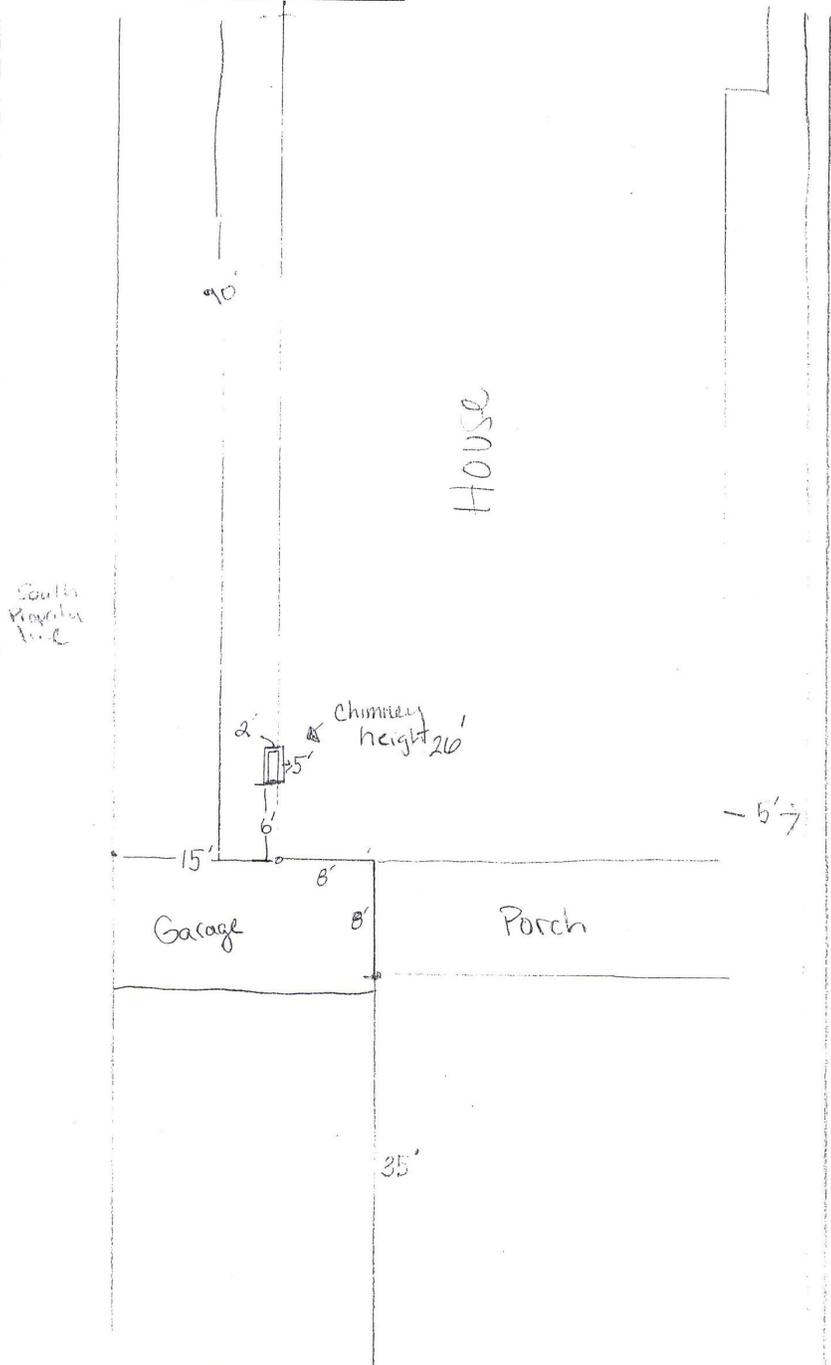
IMPERVIOUS AREA

BUILDING COVERAGE

LOT AREA

DRIVEWAY _____
 PATIO _____
 WALK _____
 ROOF AREA
 (INCL. OVERHANG) _____
 TOTAL _____

BUILDING FOOTPRINT _____



Approved
 City of Portland
 Bureau of Development Services
 Planner H. Adan
 Date 12/27/19
* This approval applies only to the reviews requested and is subject to all conditions of approval.

NE 18th Ave

LU 19-260394 HR

PROJECT LEGAL

PROJECT ADDRESS

SITE PLAN

Exhibit C1

3217 NE 18th Ave
 Portland, OR 97212

SCALE 1" = 10'
 2' | 10'



19-256440-125