



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

Ted Wheeler, Mayor
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Date: April 1, 2020
To: Interested Person
From: Tanya Paglia, 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 20-104657 HR – NEW GARAGE

GENERAL INFORMATION

Applicant: Sasha Beckwith | Sab Design & Drafting LLC
7115 SW Garden Home Rd #28 | Portland, OR 97223

Representative: Julie and Jaroslav Pylypczak
3224 NE 15th Ave | Portland, OR 97212-2303

Site Address: 3224 NE 15TH AVE

Legal Description: BLOCK 58 LOT 18, IRVINGTON
Tax Account No.: R420412630
State ID No.: 1N1E26AB 11500
Quarter Section: 2732

Neighborhood: Irvington, contact Dean Gisvold at deang@mcewengisvold.com
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at jessica@necoalition.org.

Plan District: None
Other Designations: Primary House is a 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 is seeking Historic Resource Review approval for a proposal to build a new garage to replace a non-contributing garage that was fire damaged. The proposed garage will occupy a similar footprint as the original garage and will be located in the same location: the northeast corner of the site sitting at the back of the property relative to the street. The new structure will be clad in wood with a 5 ½“ reveal clapboard siding to match the primary house. Additional details to match the primary house include: a 6:12 gable roof with 18” eaves to match the roof of the house; 4” wide decorative corbels to match those on the house; and wood trim around the doors to match trim around doors and windows on the house.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the Irvington 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 site’s primary house is a single-family, one and a half-story Bungalow that is a contributing resource in the Irvington Historic District. It was built in 1921 and features horizontal board cladding. The house sits back from the street on a 5,000 SF lot facing west onto NE 15th Ave.

Irvington Historic District Platted in the late Nineteenth Century, today's Irvington Historic District represents the first additions to Portland that employed restrictive covenants from the outset. These included the exclusion of most non-residential uses from the interior of the neighborhood, and where non-residential uses were allowed, such as the fire station and the telephone exchange, the buildings were purposely disguised to appear more residential in character. The area developed generally from southwest to northeast and its growth was greatly influenced by the installation of streetcar lines that introduced an easy commuting option to downtown.

The Irvington area developed intensely with a mix of middle class housing types and sizes during the first two decades of the Twentieth Century. 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. Original development in many cases included garages or other accessory structures, typically facing side streets on corner lots and accessed by a variety of driveway types on mid-block sites. Garages that were added within the historic period were sometimes built at the sidewalk and/or out of architectural character with the house. 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: 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 **February 20, 2020**. No agency review was provided given the scope of work.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 20, 2020**. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Dean Gisvold, Chair, Irvington Community Association Land Use Committee, March 4, 2020, wrote that the members of the ICA Land Use Committee had no concerns about the proposal.
2. Rachel Lee, Chair, Sabin Land Use & Transportation Committee, March 5, 2019, wrote in support of the project.

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 proposed garage is compatible with the neighborhood and will not detract from the historic character of the site, including the primary house which is a contributing resource in the Irvington Historic District. The character defining features of this bungalow style house built in 1921 will not be altered and its historic significance and integrity will be preserved. The existing garage to be replaced was moved from contributing to noncontributing status two years ago. The recommendation to do so was made by the Portland Landmarks Commission to the Oregon State Historic Preservation Office, who concurred and processed the change in status, sending it on to the National Park Service, which accepted the recommendation and completed the delisting in March of 2018.

The scale, placement, design and material palette of the new garage are well integrated with the original house as well as the neighborhood. The proposed garage will occupy a similar footprint as the original garage, located in the same location, the northeast corner of the site. It will be sitting at the back of the property as far from the street as possible. The new structure is of a similar scale as the existing garage and thus follows the historical precedent of the old garage in both scale and placement. The new garage will be of wood construction using high quality materials that will make a congruent pairing with the house. Cladding for the new structure will be wood, 5 ½" reveal clapboard siding to match the primary house to achieve a harmonious appearance. Additional details to match the primary house include: a 6:12 gable roof with 18" eaves to match the roof of the house; 4" wide decorative corbels to match those on the house; and wood trim around the doors to match trim around doors and windows on the house.

The construction of a new garage structure will allow the primary house to be preserved as is while allowing the property to modernize to meet the needs of the current residents. The house will remain a physical record of its time, place and use and the project will not alter any changes made over time that have acquired historic significance. Conjectural features or architectural elements from other buildings that create a false sense of historical development will not be added.

By matching the home's wood cladding and roof form, and by using high quality materials and maintaining the old garage's placement, the proposed structure is well integrated with the site's primary house and the adjacent properties as well as the rest of the district. The visual impact of the proposal on the pedestrian realm will be minimal. Overall the proposed work will not visually detract from the historic aesthetic of the house, adjacent properties and district.

These criteria 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 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 proposed garage will employ high quality materials and is designed to be well integrated with the primary house, neighboring properties, and the district. The project will not detract from the house's role as a contributing resource in the Irvington Historic District and the visual impact of the proposal on the pedestrian realm will be minimal. 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 to build a new garage to replace a non-contributing garage that was fire damaged, per the attached exhibits, 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 20-104657 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: Tanya Paglia

Decision rendered by:  **on March 30, 2020.**

By authority of the Director of the Bureau of Development Services

Decision mailed: April 1, 2020

Procedural Information. The application for this land use review was submitted on January 13, 2020, and was determined to be complete on February 18, 2020.

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 January 13, 2020.

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: June 17, 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.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>

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 on or after **April 2, 2020** 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;

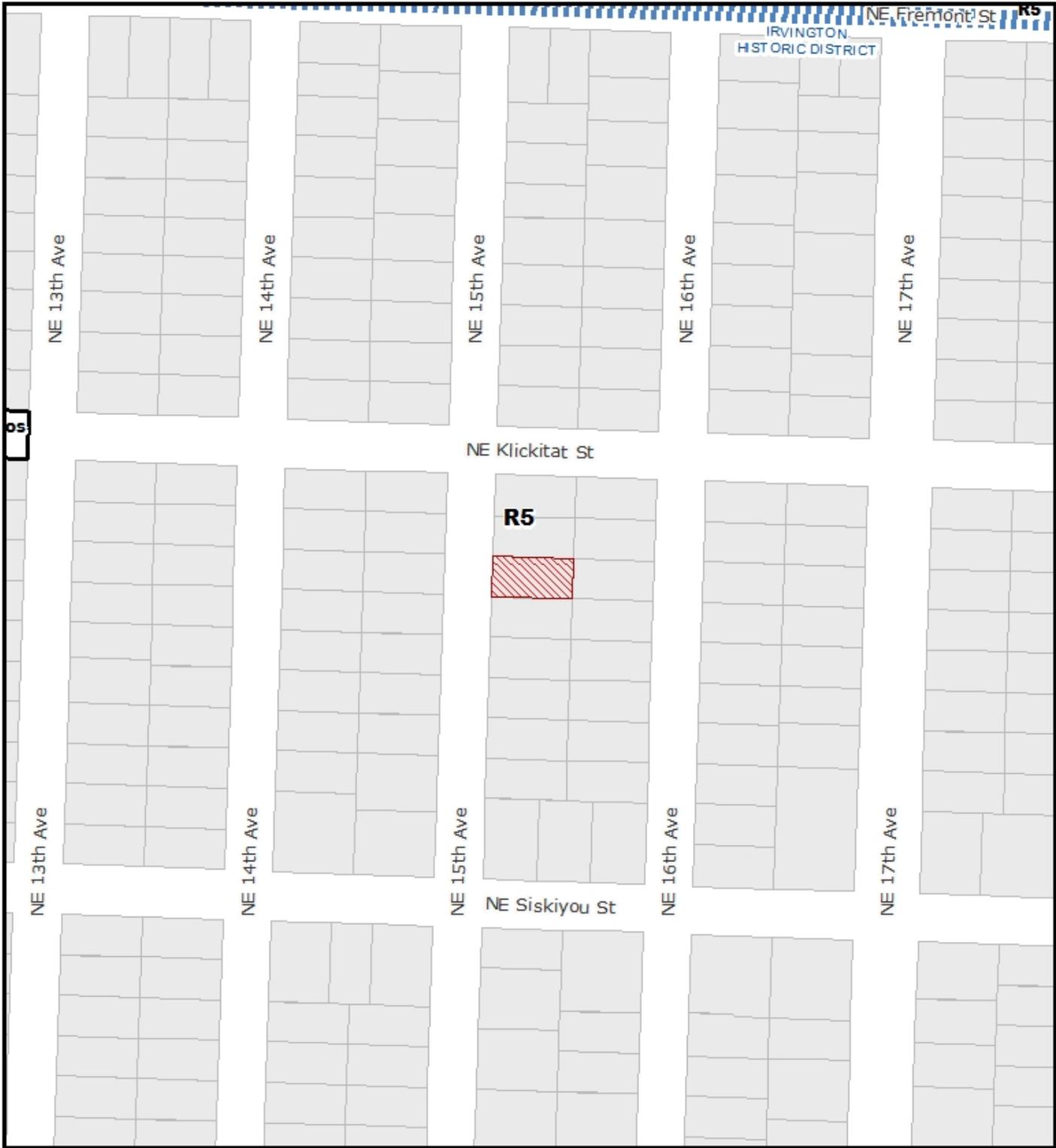
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's Project Description and Response to Approval Criteria
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Plan Set Cover Sheet with Vicinity Map
 - 2. Existing Site Plan (attached)
 - 3. Enlarged Existing Site Plan at Garage
 - 4. Existing Elevations
 - 5. Enlarged Proposed Site Plan at Garage (attached)
 - 6. Proposed Elevations (attached)
 - 7. Sections and Details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None Received
- F. Correspondence:
 - 1. Dean Gisvold, Chair, Irvington Community Association Land Use Committee, 3/4/2020, wrote that the members of the ICA Land Use Committee had no concerns about the proposal.
 - 2. Rachel Lee, Chair, Sabin Land Use & Transportation Committee, 3/5/2019, wrote in support of the project.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter
 - 3. Oregon Historic Site Record
 - 4. National Register of Historic Places Record of Change of Garage Status from Contributing to Non-Contributing

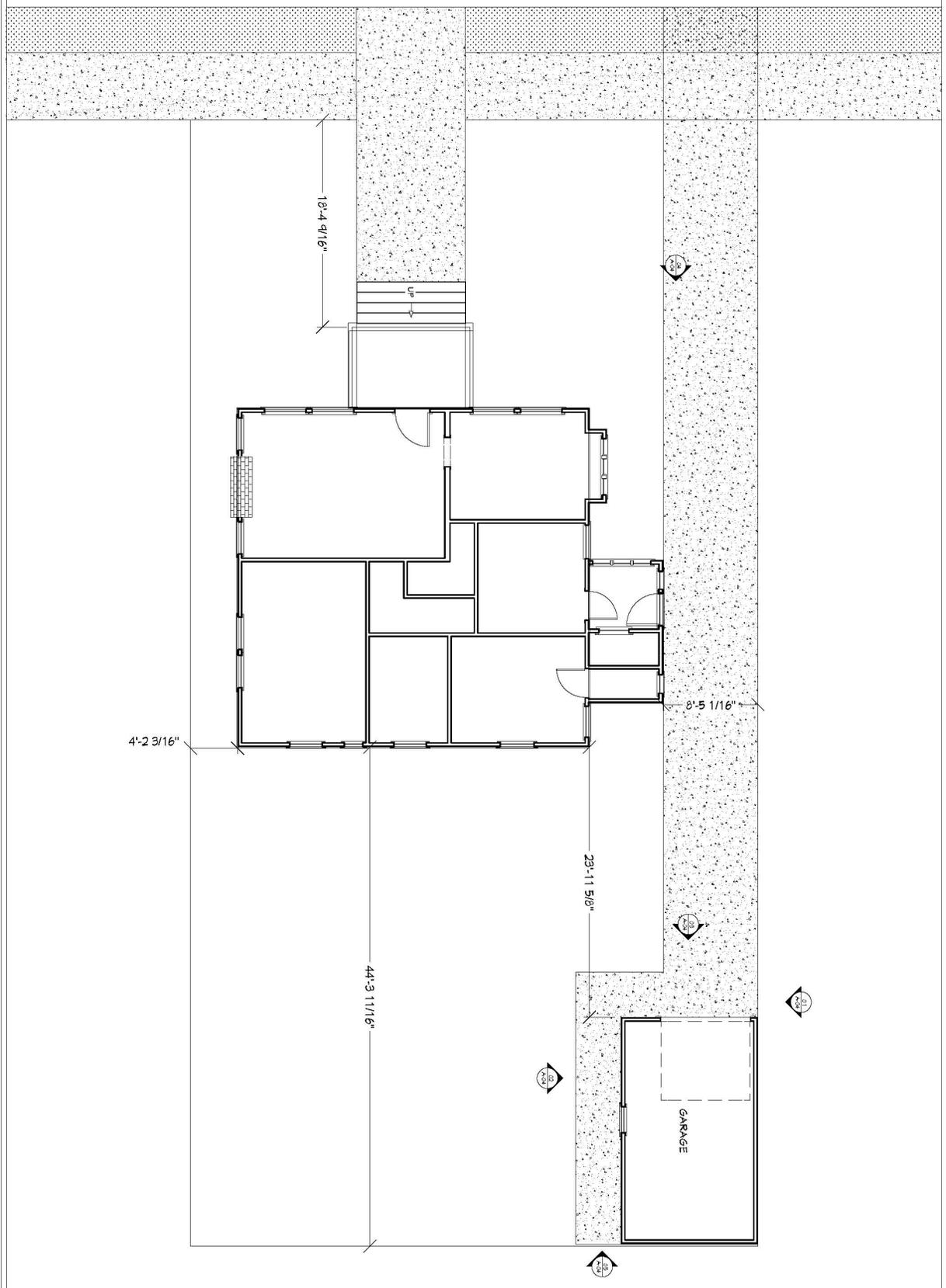
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING 
 IRVINGTON HISTORIC DISTRICT

 Site

File No. LU 20 - 104657 HR
 1/4 Section 2732
 Scale 1 inch = 163 feet
 State ID 1N1E26AB 11500
 Exhibit B Jan 15, 2020



DRAWINGS PROVIDED BY:
SAB DESIGN AND DRAFTING LLC
SASHA.A.BECKWITH@GMAIL.COM
541-231-6318

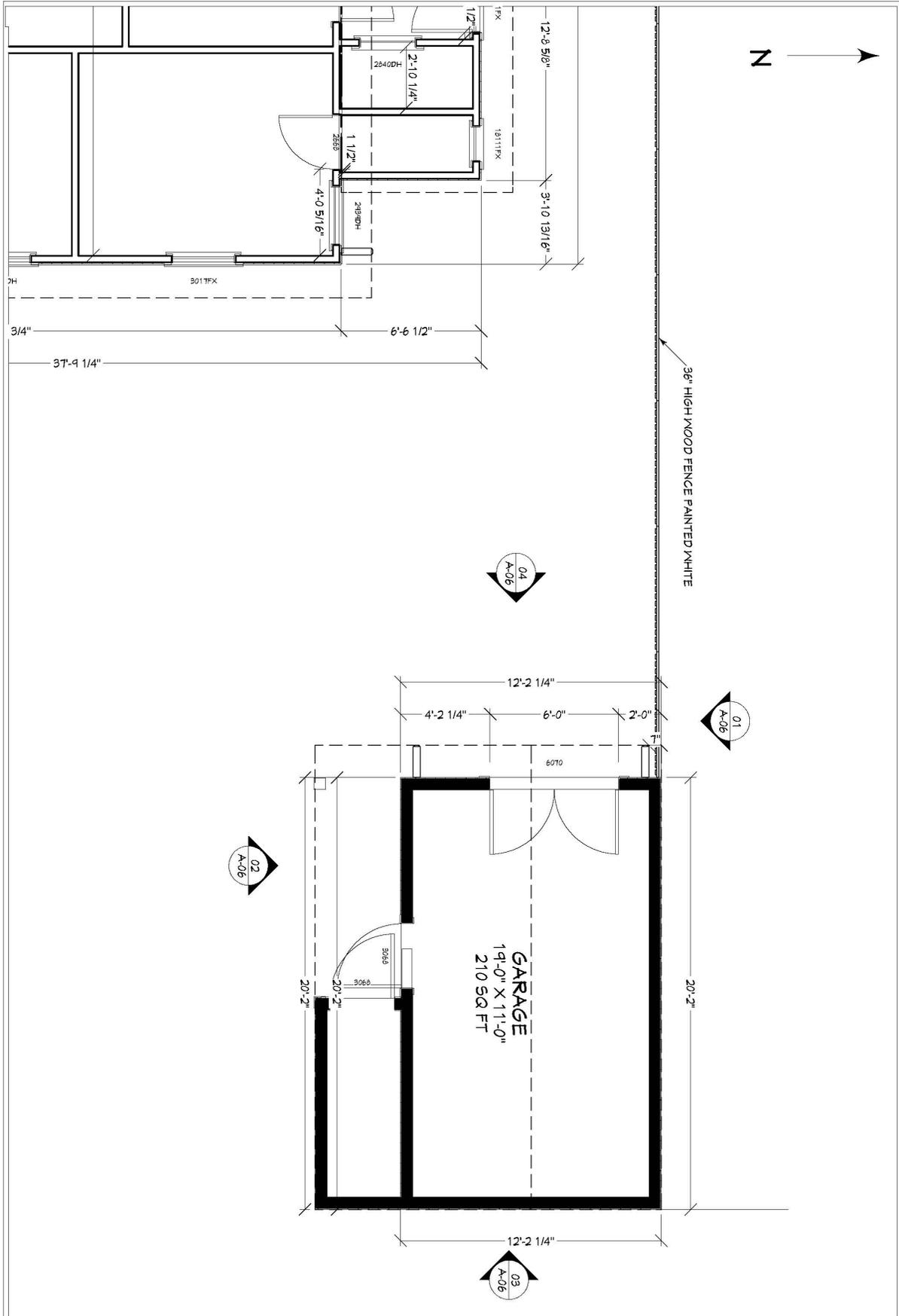
PROJECT DESCRIPTION:
3224 NE 15TH AVE
PORTLAND OR 97212

SHEET TITLE:
SITE PLAN

SCALE:
1/8" = 1'-0"

DATE:
1/12/2020

A-
02



DRAWINGS PROVIDED BY:
 SAB DESIGN AND DRAFTING LLC
 SASHA.A.BECKWITH@GMAIL.COM
 541-231-6318

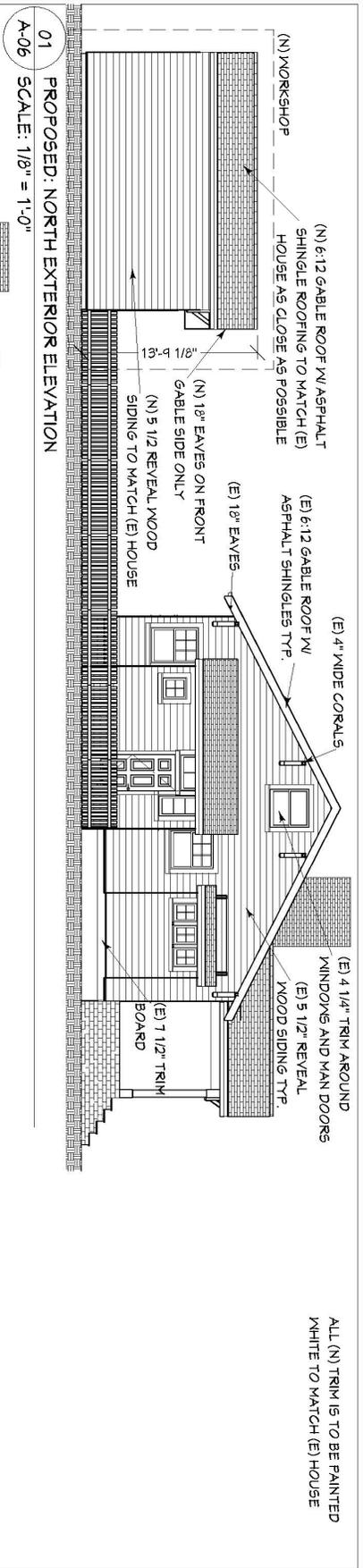
PROJECT DESCRIPTION:
 3224 NE 15TH AVE
 PORTLAND OR 97212

SHEET TITLE:
 PROPOSED: WORKSHOP

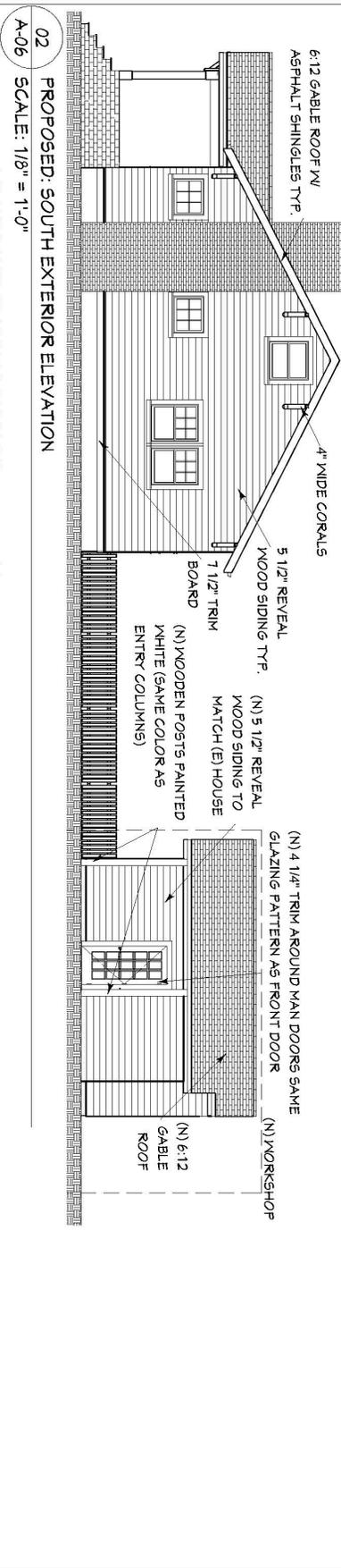
SCALE:
 1/4" = 1'-0"

DATE:
 1/12/2020

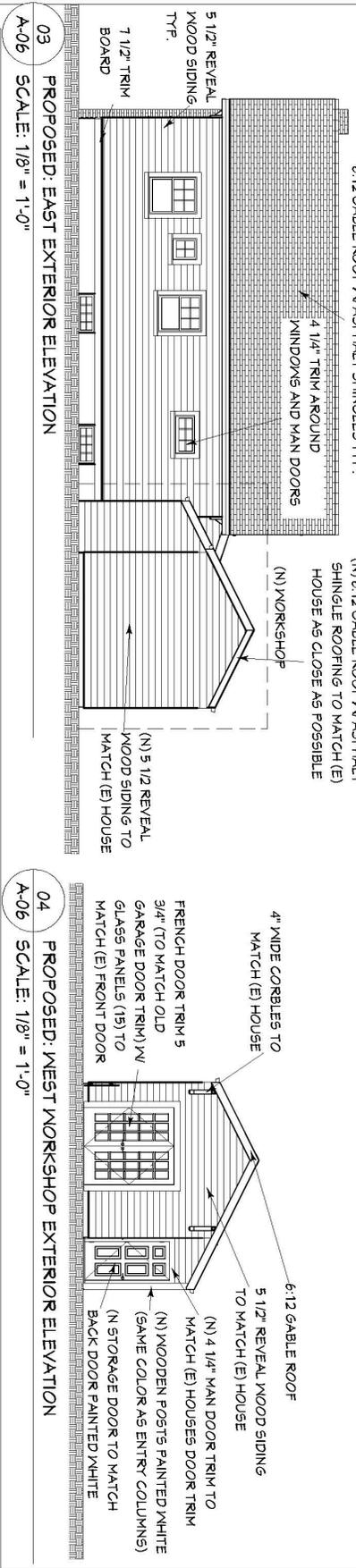
A-05



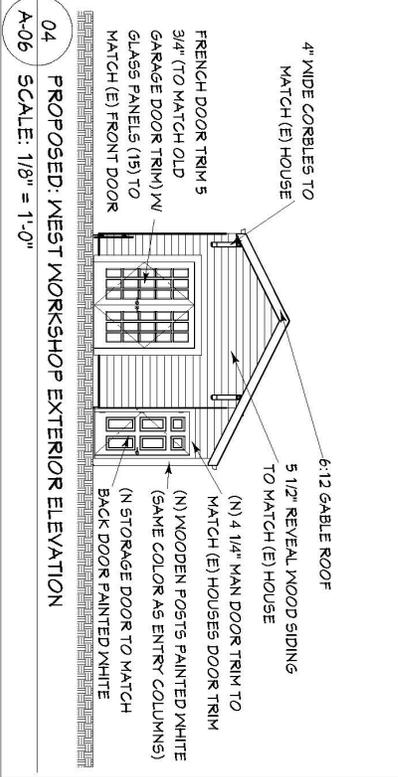
01 PROPOSED: NORTH EXTERIOR ELEVATION
A-06 SCALE: 1/8" = 1'-0"



02 PROPOSED: SOUTH EXTERIOR ELEVATION
A-06 SCALE: 1/8" = 1'-0"



03 PROPOSED: EAST EXTERIOR ELEVATION
A-06 SCALE: 1/8" = 1'-0"



04 PROPOSED: WEST EXTERIOR ELEVATION
A-06 SCALE: 1/8" = 1'-0"

ALL (N) TRIM IS TO BE PAINTED WHITE TO MATCH (E) HOUSE

DRAWINGS PROVIDED BY:
SAB DESIGN AND DRAFTING LLC
SASHA.A.BECKWITH@GMAIL.COM
541-231-6318

PROJECT DESCRIPTION:
3224 NE 15TH AVE
PORTLAND OR 97212

SHEET TITLE:
PROPOSED: WORKSHOP
ELEVATIONS

SCALE:

DATE:
1/12/2020

A-06