



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

Ted Wheeler, Mayor
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Date: April 8, 2020
To: Interested Person
From: David Besley, Land Use Services
503-823-7282 / David.Besley@portlandoregon.gov

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 20-124790 HR – ADDITION TO DETACHED GARAGE

GENERAL INFORMATION

Applicant: Carl Munz
Carl Munz Design LLC
3726 N Gantenbein Ave
Portland, OR 97227

Owner: Laura Mapes
2726 NE 18th Ave
Portland, OR 97212-3314

Site Address: 2726 NE 18TH AVE

Legal Description: BLOCK 39 N 1/2 OF LOT 13 LOT 14, IRVINGTON
Tax Account No.: R420408460
State ID No.: 1N1E26AC 12600
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.

Zoning: R5 (Single Dwelling Residential 5,000)
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 an addition to a non-contributing 216 square foot detached garage including replacing the foundation, replacing

the non-original overhead garage door with new out-swinging ½ lite wood doors, and a 120 square foot workspace addition (10 feet by 12 feet) to the southeast corner of the existing garage. New windows in the addition will be custom-made WoodDale Windows to match the existing windows on the structure (similar size lites and similar wall plane-to-glazing depth relationship).

Historic Resource Review is required for non-exempt exterior alterations within the Irvington Historic 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:

- 33.846.060.G *Other approval criteria*

ANALYSIS

Site and Vicinity: The 7,500 square foot site is located on the east side of NE 18th Avenue, approximately 100 feet north of the intersection of NE Knott Street and NE 18th Avenue. The existing single-story residence is a 2.5-story contributing resource which was constructed circa 1910 in the Colonial Revival style. It is oriented toward the south and is constructed with horizontal board siding. The 216 square foot detached garage is non-contributing. The surrounding vicinity is primarily constructed with 2-to-3 story single dwelling residences.

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: 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 **March 16, 2020**. Given the small scope of the proposal, no bureau responses were provided.

Neighborhood Review: One written response was received from a neighbor; they have no objection to the aesthetic impact of the proposed garage addition, but they do have concerns regarding the intended use of the structure and the potential future impacts to street parking congestion, which could result from turning the structure into an ADU (Exhibit F.1).

Staff Response: The applicant has provided a floor plan and narrative that demonstrate the proposal is for a workshop addition to a detached garage; they have also confirmed that this is use and that if it were to be converted, this would be many years away and with proper permitting; furthermore, the intended use of the structure does not necessitate the Historic Resource Review requirement. As noted above the Historic Resource Review is required for non-exempt exterior alterations within the Irvington Historic District and applicable approval criteria – which are unrelated to street parking congestion – are noted 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.
- 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 for 1, 2, 3, 4, 5, and 9: The proposed alterations are relatively minor and are primarily limited to an expansion to a non-contributing detached garage. As noted in the proposal summary above, the project involves replacing the foundation, replacing the non-original overhead garage door with new out-swinging ½ lite wood doors with lites proportional to the existing garage window and windows in the house, and a 120 square foot workspace addition (10 feet by 12 feet) to the southeast corner of the existing garage. New windows in the addition will be custom-made WoodDale Windows to match the existing windows on the structure (similar size lites

and similar wall plane-to-glazing depth relationship). With these minor changes, the essential form and integrity of the building will remain intact, historic character will be preserved, and the resource will remain a record of its time. *These 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: Because the proposal is minimal in scope and will not require significant earthwork, archaeological resources are not expected to be discovered; *therefore, this criterion is not applicable.*

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.

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 7, 8, and 10: The proposed new windows, garage door, and main entrance door will be constructed of wood in order to match the original character of the house as well as the broader historic district. Wood siding on the addition will be similar to the existing siding (4-³/₄-inch exposure-to-weather) but with a slightly narrower exposure-to-weather (4-inch) to distinguish the addition as such. On the east side of the building a vertical trim board will be placed on the junction of existing and new siding. Because windows will be double-glazed and have new operating hardware, they will be distinguished from the original windows. *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 changes are modest, limited to a non-contributing detached garage, and will be constructed to match the original character of the house as well as the broader historic district. 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 an addition to a non-contributing detached garage including replacing the foundation, replacing the non-original overhead garage door with new out-swinging ½ lite wood doors, and a 120 square foot workspace addition (10 feet by 12 feet) to the southeast corner of the existing garage. New windows in the addition will be custom-made WoodDale Windows to match the existing windows on the structure, per the approved site plans,

Exhibits C-1 through C-2, signed and dated April 1, 2020, 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 20-124790 HRC." 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: David Besley



Decision rendered by: _____ **on April 6, 2020.**

By authority of the Director of the Bureau of Development Services

Decision mailed April 8, 2020

Procedural Information. The application for this land use review was submitted on March 2, 2020, and was determined to be complete on March 11, 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 March 2, 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: July 9, 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 after April 8, 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 Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan/Floor Plan (attached)
 - 2. Elevations Drawings (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None
- F. Correspondence:
 - 1. Catherine and Brad Glavan, March 20, 2020, Letter of Opposition
- G. Other:
 - 1. Original LU Application and Receipt

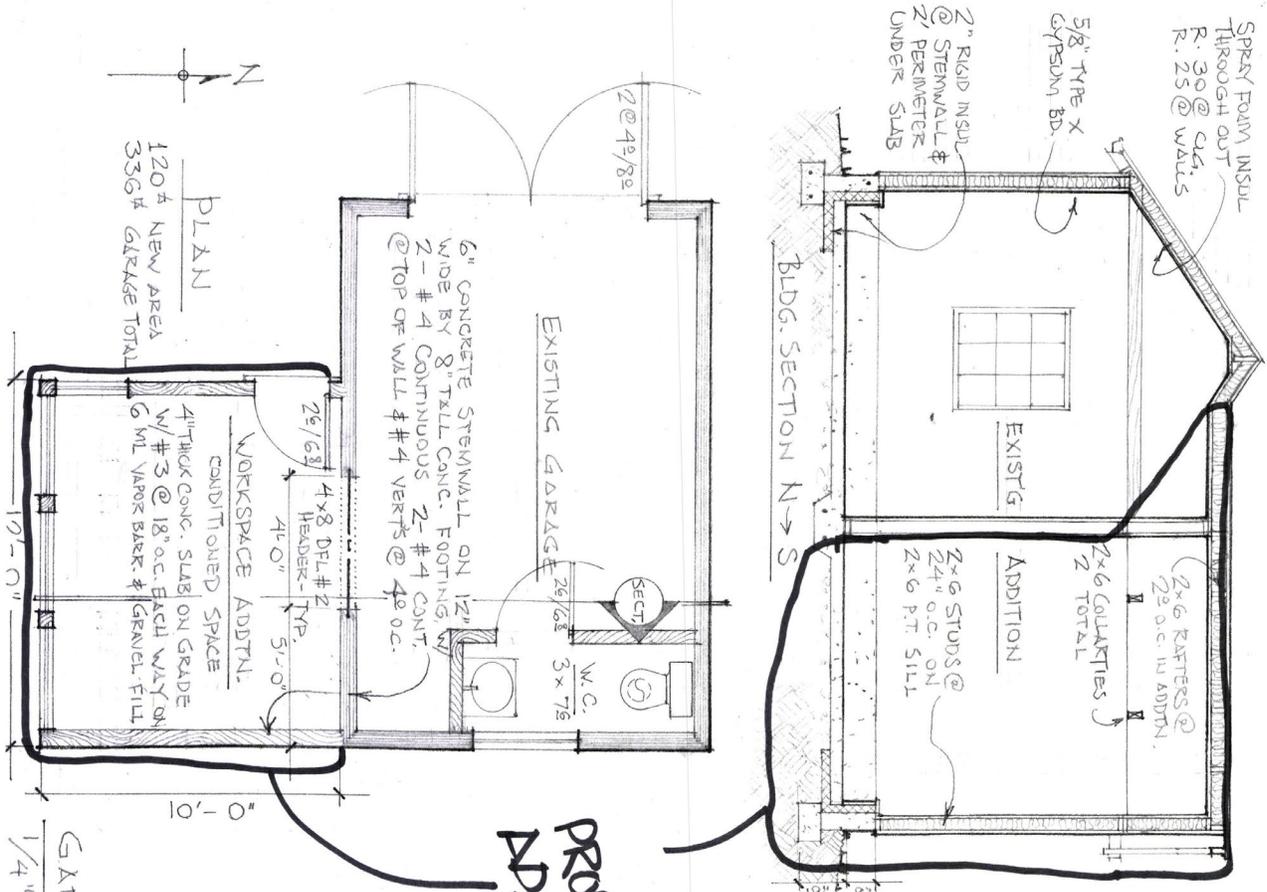
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868)



ZONING 
 IRVINGTON HISTORIC DISTRICT

-  Site
-  Historic Landmark

File No.	LU 20 - 124790 HR
1/4 Section	2732
Scale	1 inch = 200 feet
State ID	1N1E26AC 12600
Exhibit	B Mar 04, 2020



PROPOSED ADDITION

GARAGE RENOVATION & ADDITION, 2726 NE 18th AVE PDX
 1/4" = 1'-0" CARL MUNZ DESIGN LLC. FEB 24, 2020

Approved
 City of Portland
 Bureau of Development Services
 Planner O. Bailey
 Date 4.1.20
 * This approval applies only to the reviews requested and is subject to all conditions of approval
 Additional zoning requirements may apply.

PROJECT INFORMATION

Owner: Laura Mapes
 2726 NE 18th Avenue, Portland OR 97212
 (503) 781-0950 lauradmapes@gmail.com

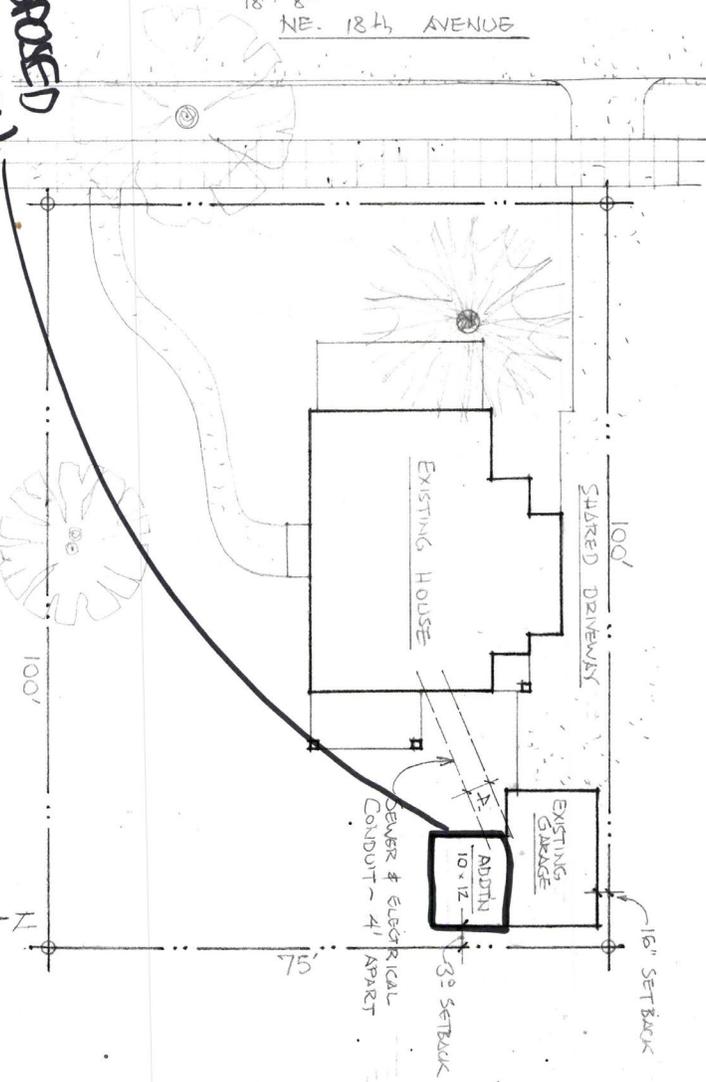
Designer: Carl Munz Design LLC
 3726 N. Gartenbein Avenue, Portland OR 97227
 (503) 288-2631 munz.carl@gmail.com

Engineer: Tim Covert P.E. Structural Engineer
 1750 SW Skyline Blvd, Rm 221 Portland OR 97221
 (503) 228-0426 timcovertpease@yahoo.com

Contractor: Jim Lovstrand Construction LLC CCB # 95449
 3015 NE 20th Avenue, Portland OR 97212
 (503) 314-6658 jimlovrey@comcast.net

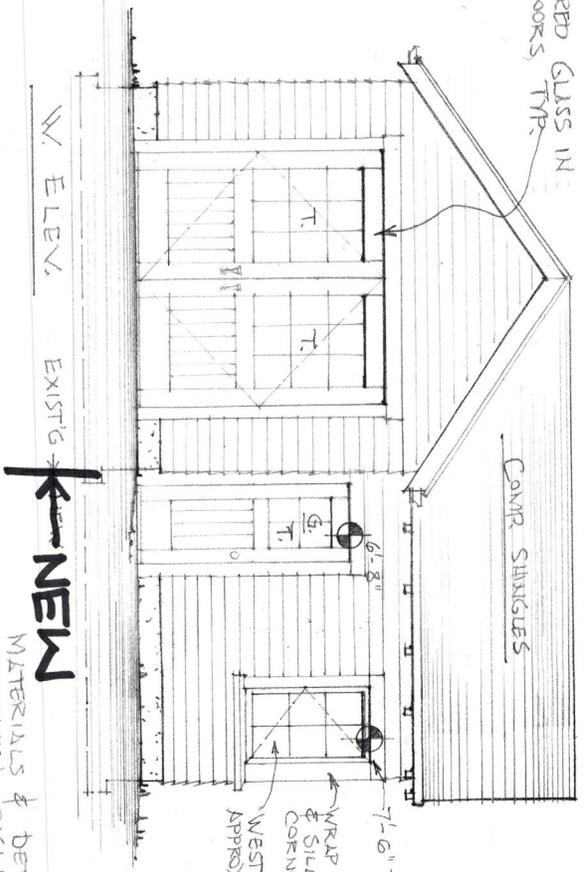
IRVINGTON ADDTN. N. HALF OF LOTS 13 & 14 BUX 39
 R-188154

SITE PLAN 1/16" = 1'-0"



U 20-124790 HR
 Esh C.1
 1/2

TEMPERED GLASS IN ALL DOORS, TYP.



W. ELEV.

EXIST'G

NEW

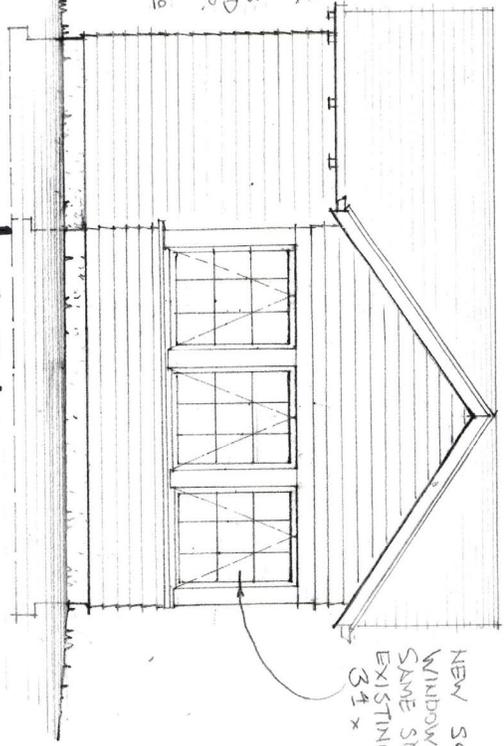
EXIST'G SIDING @ 4 3/4" TO WEATHER
NEW SIDING @ 4" TO WEATHER
MATERIALS & DETAILING TO MATCH ORIGINAL BLDG.

7'-6" TO O. WDW.
WRAP CASINGS & SILL AROUND CORNERS - TYP.
WEST WDW. APPROX. 24/42

EXIST'G

NEW

S. ELEVATION

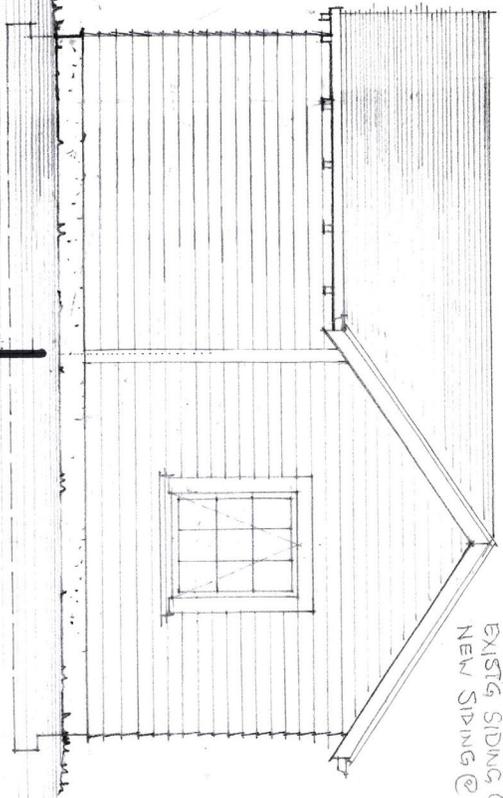


NEW SOUTH WINDOW'S APPROX. SAME SIZE AS EXISTING E. WDW. 34 x 42

NEW

EXIST'G

E. ELEV.



GARAGE RENOVATION & ADDITION. 2726 NE 184 AVE PORTLAND
1/4" = 1'-0" CARL MUNZ DESIGN LLC.

FEB 24, 2020

N. ELEVATION

WA 20-124790HR

EXH C2

Approved
 City of Portland
 Bureau of Development Services
 Planner D. Berley
 Date 4.1.20

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