



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

Dan Ryan, Commissioner
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Date: 1/24/2021
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** 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 21-083393 HR – ATTIC WINDOW REPLACEMENT

GENERAL INFORMATION

Owners/Applicant: Anne Thompson and James Thompson
2327 NE 16th Ave | Portland, OR 97212-4227
oregon.thompsons@comcast.net

Site Address: 2327 NE 16TH AVE

Legal Description: BLOCK 62 LOT 8, IRVINGTON

Tax Account No.: R420413400

State ID No.: 1N1E26DB 04900

Quarter Section: 2832

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 at info@necoalition.org

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 is seeking Historic Resource Review approval for a proposal to replace existing original third floor attic wood windows on two elevations with new wood windows. Project includes:

- West (rear) elevation: Windows replaced, and their configuration changed to allow for privacy in the updated bathroom, going from 3 windows to 2 double hung; and
- South (side) elevation: Replacement of two double hung windows with one double casement window for egress.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the Irvington Historic District.

Note: For the East (front) and North (side) elevations, existing third floor attic windows will be restored which is exempt from review per 33.445.320.6, Repair.

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 house is a 1911-built, contributing structure in the Irvington Historic District. It is a two and a half story house whose primary style is Bungalow and secondary style is Colonial Revival. It features horizontal board cladding and was built by Butterworth-Stevenson. The house sits back from the adjacent street on a 5,000 SF lot facing east onto NE 16th 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.

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 there are no prior land use reviews for this site.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on 11/9/2021. No agency review was provided given the scope of work.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on 11/9/2021. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Dean Gisvold, Chair of the Irvington Community Association Land Use Committee, wrote on November 21, 2021, in support of the replacement of the west and south attic windows as they are facilitating interior changes to make the attic space usable, but not in support of the replacement of the east and north attic windows which are original wood windows, and repair can accommodate a change from single pane to double pane windows.

Staff Response: The applicant revised the proposal and is no longer proposing replacement of the north and east attic windows.

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:

Findings for 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10: Given the limited scope of the proposed alterations and their location on the attic floor of the rear and side elevations, the project will not substantially detract from the historic character of this contributing resource in the Irvington Historic District. The visual impact of the alterations from the public realm will be negligible. The replacement of windows will occur only on the west (rear) and south (side) facades which are changing to accommodate a change in use of the interior space from unused attic space, to finished interior space. For the east (front) and north (side) facades, the attic windows will be restored/refinished and preserved which does not fall under the purview of this review, meeting Historic Resource Review exemption 33.445.320.6, *Repair*.

The replacement windows on the other two facades, west and south, will allow the property to have a more utilized third floor while minimally impacting the exterior appearance. The project will match the materiality of the home's existing wood windows by replacing them with high-quality wood windows that will be recessed within the wall plane at the same depth as the existing windows. The south (side elevation) replacement window will be reutilizing the same raw opening in the wall as the existing two ganged windows. It will be installed from the inside leaving all exterior trim intact. Only the west (rear elevation) windows will have different raw opening dimensions. Where the reconfiguration of the wall openings on the rear of the house requires infill of siding, all new siding will be horizontal bevel siding in identical exposure/reveal and plank depth to the existing siding and new trim will match existing trim.

The integrity of the resource will be preserved with the proposed alterations, and the proposed alterations will not be conjectural additions to the building attempting to replicate historical elements of other buildings. The house will remain a physical record of its time, place and use. The project will not alter any changes made over time that have acquired historical significance, and the elements of the project could

be removed in the future without impacting the form and integrity of the building. With the work at the top of the house on one side elevation and on the rear elevation, the project will not impact the view of the house from the street. Overall, the proposed work will not visually detract from the historic aesthetic of the house, adjacent properties and district. Proposed alterations will not take away from the historical significance of the resource, while allowing the house to become weather-tight, resilient and continue to be utilized and maintained.

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 project will help to preserve the house and allow it to continue in its role as a contributing resource in the Irvington Historic District with limited visible changes to the exterior of the building visible from the public realm. 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 window replacements on the west (rear) and south (side) elevations. (For the East (front) and North (side) elevations, existing third floor attic windows will be restored which is exempt from review per 33.445.320.6, Repair.) Approval per the approved site plans, Exhibits C-1 through C-7, signed and dated 1/18/2021, 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 21-083393 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 1/18/2021.**

By authority of the Director of the Bureau of Development Services

Decision mailed: 1/24/2021

Procedural Information. The application for this land use review was submitted on September 2, 2021, and was determined to be complete on 11/3/2021.

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 September 2, 2021.

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: 3/3/2022.**

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 **1/24/2022** 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:

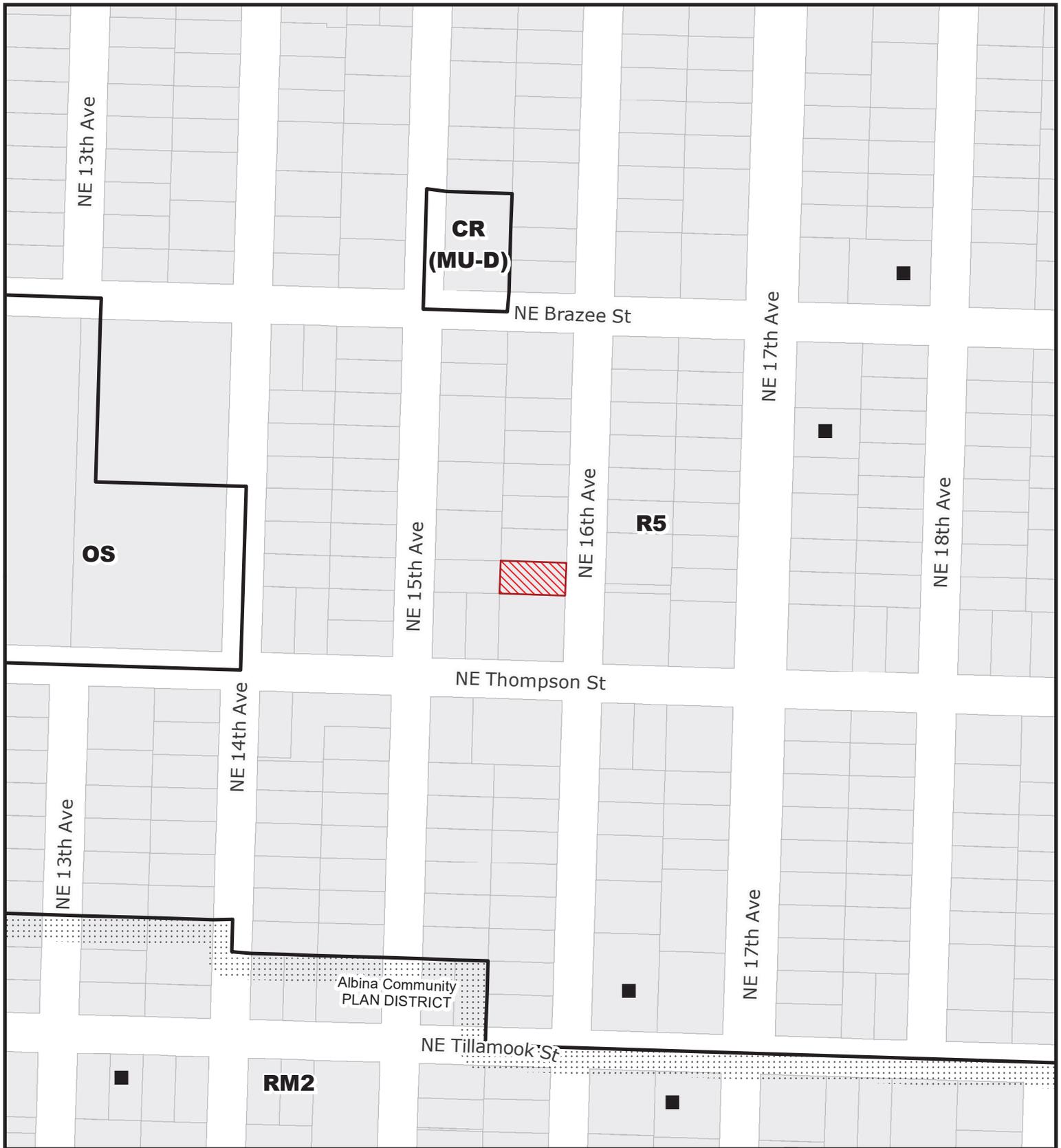
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Original plan set – NOT APPROVED/reference only
 2. Photos of existing conditions
 3. Demo Plan
 4. Updated plan set – NOT APPROVED/reference only, 9/22/2021
 5. South Elevation Photo, 9/22/2021
 6. South Elevation Photo, 9/22/2021
 7. Written Response to Incomplete Letter, 10/27/2021
 8. Written Note on Window and Siding, 12/7/2021
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan and Axonometric Drawings (attached)
 2. Existing North (side) Elevation/East (front) Elevation
 3. Existing West (rear) Elevation/South (side) Elevation (attached)
 4. Proposed West (rear) Elevation/South (side) Elevation (attached)
 5. Floor Plan and Wall Elevations
 6. House Section, Interior Elevations, Enlarged Bathroom Plan
 7. Third Floor Demo Plan, Axonometric Drawings, Site Plan
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses: None received
- F. Correspondence:
 1. Dean Gisvold, Chair of the Irvington Community Association Land Use Committee, wrote on November 21, 2021, in support of the replacement of the west and south attic windows as they are facilitating interior changes to make the attic space usable, but not in support of the replacement of the east and north attic windows which are original wood windows, and repair can accommodate a change from single pane to double pane windows.
- G. Other:
 1. Original LU Application
 2. Oregon Historic Site Record
 3. Incomplete Letter

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



For Zoning Code in effect Post August 1, 2021

IRVINGTON HISTORIC DISTRICT



Site



Conservation Landmarks



Historic Landmark

File No. LU 21 - 083393 HR

2832

1/4 Section

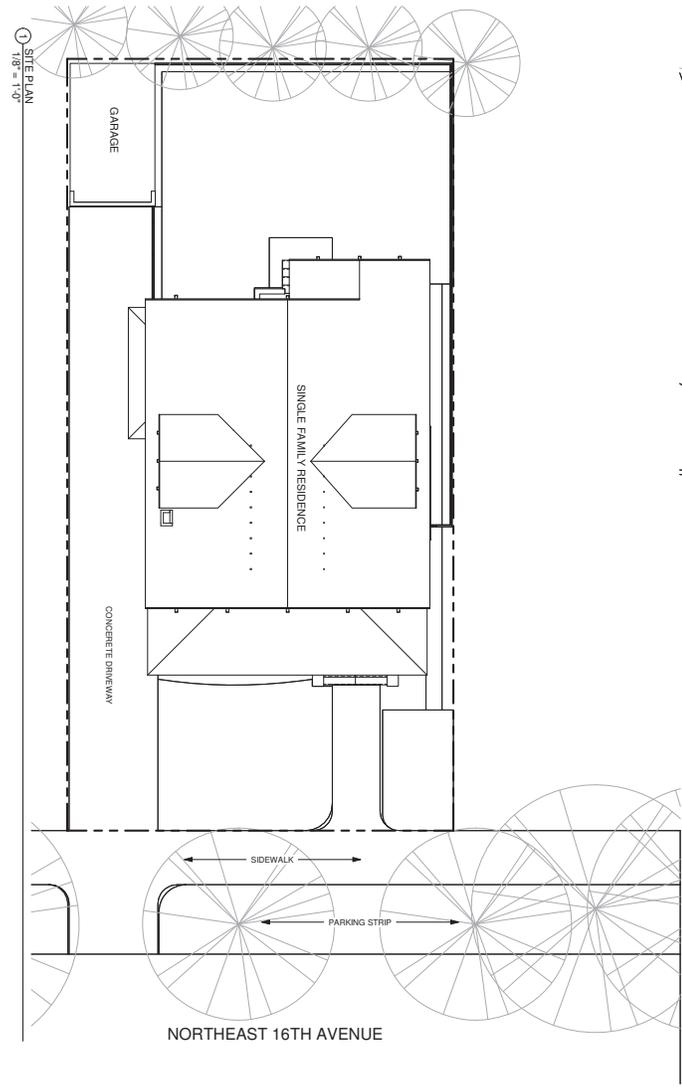
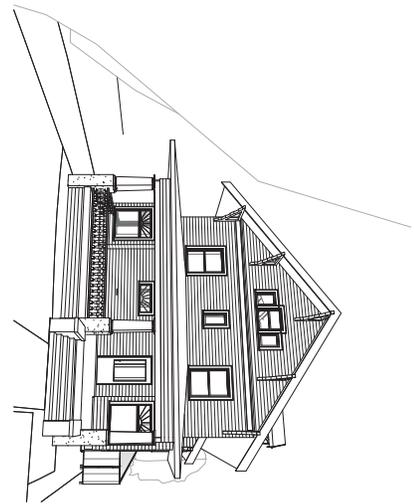
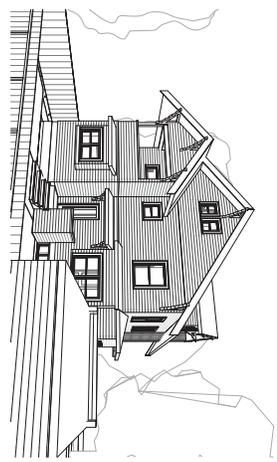
Scale 1 inch = 200 feet

State ID 1N1E26DB 4900

Exhibit B Sep 02, 2021

LU 21-083393 HR B-1

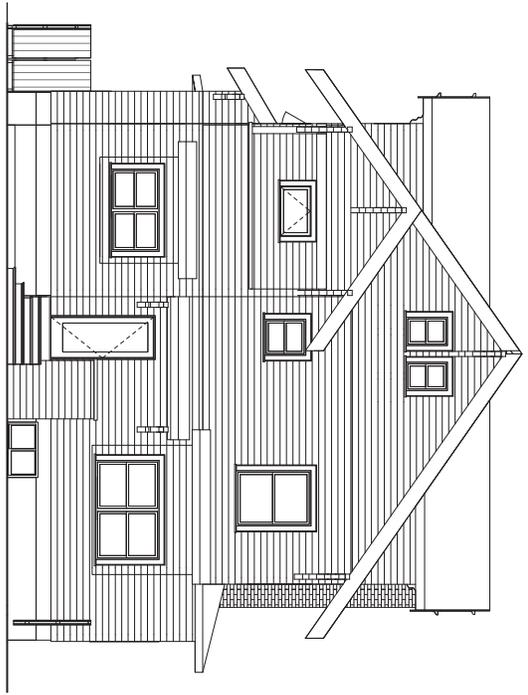
Approved
 City of Portland
 Bureau of Development Services
 Planner *Diana Taylor*
 Date **1/18/2022**
 This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



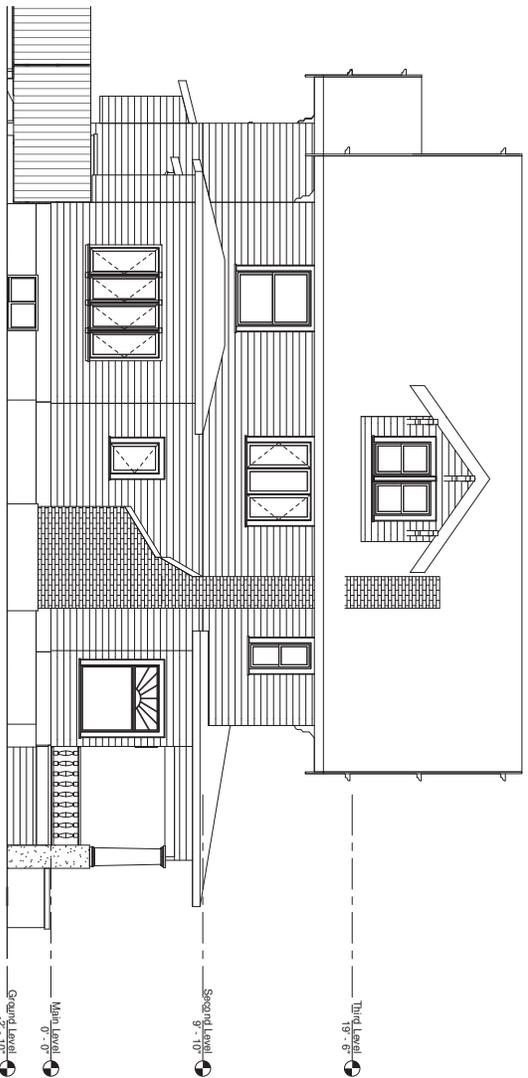
LU 21-083393 HR C-1

LU 21-083393 HR

A-0	August 2021	SITE PLAN	RESIDENTIAL RENOVATION	2327 NE 16TH AVENUE PORTLAND OREGON 97221	
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② WEST ELEVATION
1/4" = 1'-0"

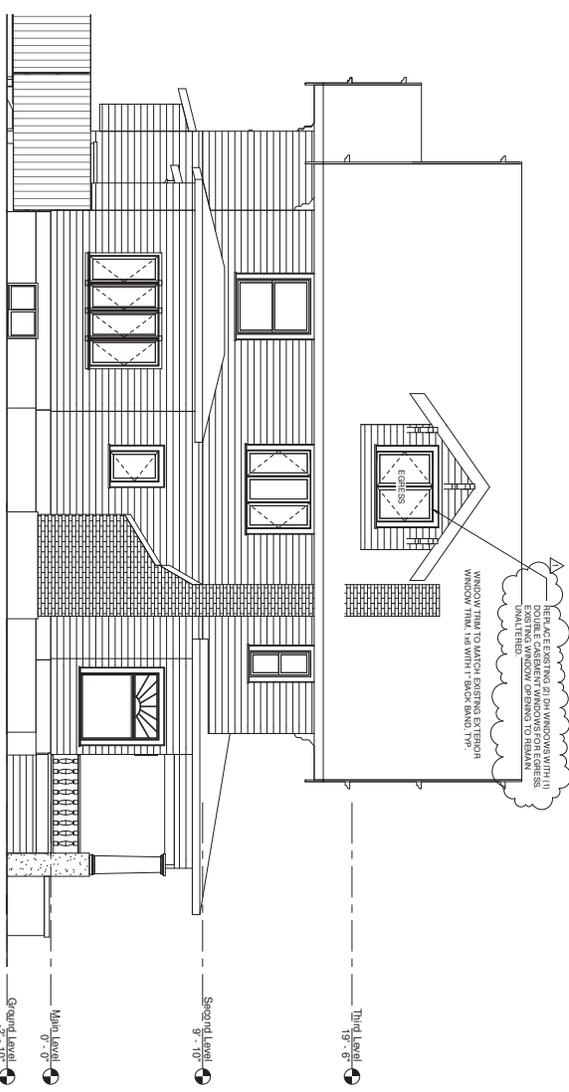


① SOUTH ELEVATION
1/4" = 1'-0"

Approved
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 Date **1/18/2022**
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② WEST ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"

Approved
 City of Portland
 Bureau of Development Services
 Planner *Dany Taylor*
 Date **1/18/2022**
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 21-083393 HR C-4

ELEVATIONS
 SEPT. 14, 2021
 A-5

RESIDENTIAL RENOVATION

Revisions

1	Plan Check	SEPT 24
2	Comments	

2327 NE 16TH AVENUE PORTLAND OREGON 97221

